



APPENDIX B
NOTICE OF PREPARATION COMMENTS



General Plan Update

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

July 9, 2008

File No: 01-00.04-00
02-00.04-00

Mr. Steve Lefever, Director
Community Development Department
City of South Gate
8650 California Avenue
South Gate, CA 90280

Dear Mr. Lefever:

South Gate General Plan Update

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report for the subject project on July 8, 2008. The City of South Gate (City) is located within the jurisdictional boundaries of Districts Nos. 1 and 2. We offer the following comments regarding sewerage service:

1. The Districts own, operate, and maintain only the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. As such, the Districts cannot comment on any deficiencies in the sewerage system in the City except to state that presently no deficiencies exist in Districts' facilities that serve the City.
2. The Districts should review development and redevelopment projects within the City in order to determine whether or not sufficient trunk sewer capacity exists to serve each project and if Districts' facilities will be affected. Please forward information on projects within the City to the undersigned.
3. The Districts' Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 million gallons per day (mgd) and currently processes an average flow of 310.8 mgd, serves the City.
4. Based on the information provided on page 6 of the NOP, the expected increase in average wastewater flow at buildout is approximately 1.1 mgd. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
5. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already

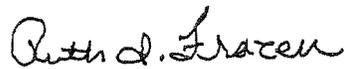
connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

July 11, 2008

Mr. Steve Lefever
Director of Community Development
City of South Gate
8650 California Avenue
South Gate, CA 90280

Dear Mr. Lefever:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the South Gate General Plan Update

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address:
http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

July 11, 2008

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Gordon Mize, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3302 if you have any questions regarding this letter.

Sincerely,

Steve Smith
Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:GM:AK
LAC080708-14AK
Control Number

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
 Web Site www.nahc.ca.gov
 e-mail: ds_nahc@pacbell.net



July 15, 2008

Mr. Steven LeFevre

CITY OF SOUTH GATE

8650 California Avenue
 South Gate, CA 90280

Re: SCH#2008071028: CEQA Notice of Completion: proposed Mitigated Negative Declaration for a General Plan Update: City of South Gate: Los Angeles County, California

Dear Mr. LeFevre:

The Native American Heritage Commission (NAHC) is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c) (CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS) for possible 'recorded sites' in locations where the development will or might occur. Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov>. The record search will determine:
 - If a part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section.
 - The NAHC advises the use of Native American Monitors, also, when professional archaeologists or the equivalent are employed by project proponents, in order to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - A culturally-affiliated Native American tribe may be the only source of information about a Sacred Site/Native American cultural resource.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

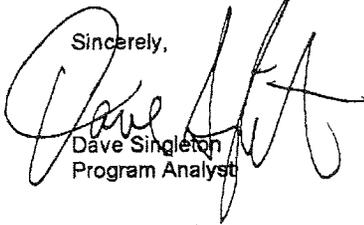
* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. .

Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.
√ Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

Native American Contacts
Los Angeles County
July 15, 2008

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th Street, Rm. 403
Los Angeles , CA 90020
(213) 351-5324
(213) 386-3995 FAX

Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
761 Terminal Street; Bldg 1, 2nd floor Gabrielino Tongva
Los Angeles , CA 90021
office @tongvatribes.net
(213) 489-5001 - Office
(909) 262-9351 - cell
(213) 489-5002 Fax

Ti'At Society
Cindi Alvitre
6515 E. Seaside Walk, #C Gabrielino
Long Beach , CA 90803
calvitre@yahoo.com
(714) 504-2468 Cell

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Tribal Chair/Cultural Resources
5450 Slauson, Ave, Suite 151 PMB Gabrielino Tongva
Culver City , CA 90230
gtongva@verizon.net
562-761-6417 - voice
562-925-7989 - fax

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
ChiefRBwife@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2008071028; CEQA Notice of Preparation (NOP) for the South Gate General Plan Update and draft Environmental Impact Report (DEIR); City of South Gate; Los Angeles County, California.

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax



July 16, 2008

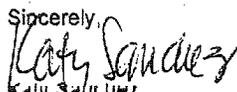
Steven LeFever
City of South Gate
8650 California Avenue
South Gate, Ca 90280

RE: SCH#2008071028 ^{South K5} ~~South~~ Gate General Plan Update; Los Angeles County.

Dear Mr. LeFever:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. USGS 7.5 minute quadrangle name, township, range and section required.
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Katy Salgueiro
Program Analyst

CC: State Clearinghouse



Steve Lefever
Director of Community Development
City of South Gate
8659 California Avenue
South Gate, CA 90280

RE: Notice of Preparation of a Draft Environmental Impact Report

Dear Mr. Lefever,

After reviewing the **Notice of Preparation**, we are requesting that the section referring to Tweedy Mile be rewritten to more accurately portray our mission:

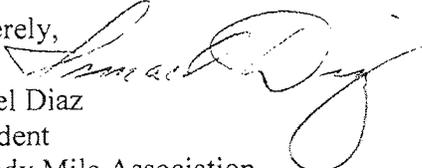
Revitalize Tweedy Mile. As South Gate's historic downtown, Tweedy Mile has the potential to serve as a citywide and regional destination. During the lifetime of the current General Plan, it is intended that Tweedy Mile be economically, culturally and physically revitalized.

In order to attract newer and quality merchants to Tweedy Mile, it is crucial that a fully functioning and sophisticated infrastructure be created. Improved pedestrian walkways, pleasing landscaping and lounging areas are vital. Better law and code enforcement is also necessary to not only create a safer district but to ultimately generate a strong and diverse mix of businesses along Tweedy Mile. In addition, provisions should exist that would integrate mixed-use developments into the Boulevard. Such uses could gracefully combine a burgeoning residential population with an existing commercial area. To make this work, however, it is imperative that adequate transportation options are provided to both Tweedy Mile and its surroundings. Improved bus service, better bicycle and pedestrian pathways along with less reliance on private automobile use would go a long way in achieving this goal. Though such strategies are just a start, implementing them would be a step in the right direction to returning Tweedy Mile as a regional destination.

A plan to fully revitalize Tweedy Mile could only be effective if it properly takes into account periods of economic downturn and the community's changing demographics. Having the necessary strategies to deal with such development trends would ensure a renaissance for Tweedy Mile"

If you have any comments or concerns concerning our revision, please call us at 323-566-7185.

Sincerely,


Ismael Diaz
President
Tweedy Mile Association

Cc: TMA Board

City of Downey

FUTURE UNLIMITED

July 24, 2008

Steve Lefever, Director of Community Development
City of South Gate
8650 California Avenue
South Gate, CA 90280

Subject: Responding to the NOP for the DEIR for South Gate's General Plan Update

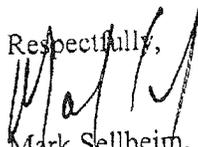
Dear Mr. Lefever:

Thank you for circulating a copy of the NOP for the Draft EIR for the General Plan Update to us. We don't have any comments at this stage of the environmental review process about the scope or content of the draft environmental document. However, we look forward to reviewing a copy of the Draft EIR.

We would also appreciate it if you would send us a copy of the draft General Plan Update at the same time you circulate the DEIR. You've compiled a compelling list of key issues, challenges, as well as key community design concepts and we look forward to see how the Update addresses them.

The contact person for the South Gate General Plan Update and Draft EIR is Mark Sellheim, Principal Planner. He can be reached at (562) 904-7158.

Respectfully,


Mark Sellheim, AICP
Principal Planner

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, REGIONAL PLANNING

IGR/CEQA BRANCH

100 MAIN STREET, MS # 16

LOS ANGELES, CA 90012-3606

PHONE: (213) 897-6696

FAX: (213) 897-1337

*Flex your power!
Be energy efficient!*

IGR/CEQA No. 080713AL, NOP
South Gate General Plan Update
Vic. LA-710/PM 18.44
SCH # 2008071028

August 5, 2008

Mr. Steven Le Fever
City of South Gate
8650 California Avenue
South Gate, CA 90280

Dear Mr. Fever:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is a General Plan Update for the City of South Gate.

The California Department of Transportation (Caltrans) as the State agency responsible for planning, operations, and maintenance of State highways, shares similar transportation goals with the City. In the spirit of mutual and collaborative planning, we offer our expertise in the areas of transportation modeling, mainline freeway analysis, system and corridor planning, environmental and community impact assessment, as well as identifying critical operational deficiencies affecting freeway congestion, speed, and delay.

For your information, please see excerpts below from the California Environmental Resource Evaluation System website http://ceres.ca.gov/planning/genplan/gp_chapter3.html#circulation that provides information regarding General Plans that you may find helpful:

“Caltrans is particularly interested in the transportation planning roles of local general plans and suggests that the following areas be emphasized.

- Coordination of planning efforts between local agencies and Caltrans districts.
- Preservation of transportation corridors for future system improvements; and
- Development of coordinated transportation system management plans that achieve the maximum use of present and proposed infrastructure.”

Circulation Element

It is widely known that Southern California highways are heavily congested especially during morning and evening peak periods. We realize that to improve mobility there is the need for capacity enhancing project as well as other innovative alternatives.

New development will increase use of local and regional roadways and the circulation element can identify strategies the City will pursue to maintain good levels of service. We understand that mitigating cumulative traffic impacts may present some challenges. Given that the Los Angeles County's CMP debit and credit system has been suspended, we recommend the City

consider an alternate local funding plan towards regional transportation improvements. Local funding efforts may include a region or community wide traffic impact program. We request the City consider implementing a funding program to contribute to improvements on the State highway system, including impacted State Route 710 and on/off ramps. Usually, when local matching funds are offered improvements can be streamlined and/or expedited. Procuring funds toward freeway segments, freeway interchanges, freeway on/off-ramps, as well as for bus and rail transit facilities should also be in the goals of the City.

We request inclusion in the environmental review process of land use projects within the City General Plan area and all projects that have the potential to significantly impact traffic conditions on State highways. To avoid delays and any misunderstandings in the traffic impact analysis, we request to be involved in its development.

The thresholds for significance on State highway facilities are different than those applied in the Los Angeles County Management Program (CMP). For State thresholds and guidance on the preparation of acceptable traffic studies, please refer to the Statewide Guide for the preparation of Traffic Impact Studies at:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

If significant impacts were anticipated on the State highway system the Department would work with the City and applicants to identify appropriate traffic mitigation measures.

Traffic mitigation alternatives may include vehicular demand reducing strategies, such as incentives for commuters to use transit i.e. park-and-ride lots, discounts on monthly bus and rail passes, vanpools, etc.

Land Use Element

As you are aware, there is a critical relationship between land use and transportation. The quality of the State transportation system operation can affect the quality of the local circulation system operation. The Circulation Element of the General Plan needs to be consistent with the Land-Use and Housing Elements of the General Plan. During the past couple decades, population and economic growth has been strong in Los Angeles County. Projections show that this growth will continue.

We recommend that special attention be given to the jobs-and-housing balance concept. Communities with predominantly residential allocations should be encouraged to set aside areas for office, commercial/retail, and open space uses. Benefits of balanced communities include: reduction of long morning and evening commutes on State highways, shorter trips which in turn would reduce the consumption of fuel and air pollutants. It may also change direction of trips. Instead of most traffic traveling in one direction during peak periods, some trips may be diverted in the opposite direction. Other land use strategies may include Transit-Oriented Developments (TODs).

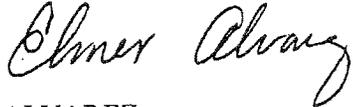
Housing Element

As we indicated previously, continued high growth is expected for Los Angeles County, which will have impacts to our State transportation facilities. For large development projects, we ask that efforts be made to provide affordable housing for young workers and seniors to ensure that substantial numbers of employees can afford to purchase homes and live in proposed projects. We also ask that project proponents be encouraged to provide job information on jobs provided along with housing development phases.

We look forward to reviewing the traffic study. We expect to receive a copy from the State Clearinghouse when the Draft EIR is completed. However, to expedite the review process, and clarify any misunderstandings, you may send a copy in advance to the undersigned.

If you have any questions, please feel free to contact me at (213) 897-6696 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 080713AL.

Sincerely,

A handwritten signature in cursive script that reads "Elmer Alvarez".

ELMER ALVAREZ
IGR/CEQA Program Manager

cc: Scott Morgan, State Clearinghouse



DEAN D. EFSTATHIOU, Acting Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

RECEIVED
AUG 11 2008
RBF Consulting

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-1

August 7, 2008

Mr. Steve Lefever
Director of Community Development
Community Development
8650 California Avenue
South Gate, CA 90280

Dear Mr. Lefever:

**NOTICE OF PREPARATION (NOP)
OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
CITY OF SOUTH GATE GENERAL PLAN UPDATE**

Thank you for the opportunity to review the NOP/Initial Study for the City of South Gate's General Plan and Zoning Code update. We offer the following comments for your consideration:

Geotechnical/Soils/Geology

We concur that an EIR is required for the subject project. All or portion of the City of South Gate is located within a potentially liquefiable area per the State of California Seismic Hazard Zones Map—South Gate Quadrangle. All geotechnical issues discussed in the NOP should be addressed in the DEIR. Geotechnical reports should be included in the DEIR as necessary.

If you have any geotechnical questions, please contact Mr. Jeremy Wan at (626) 458-4925.

Drainage/Water Quality

The DEIR should address how the City will handle potential drainage impacts associated with the new general plan, especially if it impacts any County or Los Angeles County Flood Control District facilities.

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If you have any questions regarding drainage, please contact Mr. Amir Ibrahim at (626) 458-5915.

Traffic/Access

We do not have any specific comments at this time, although we would like the opportunity to review the necessary EIR and traffic study for any potential traffic impacts on County and County/City roadways and intersections. The traffic impact study shall also address the cumulative impacts generated by this and nearby developments by including the level of service analysis for the affected roadways and intersections. Upon identifying an impact, the traffic study must propose feasible mitigation measures. A copy of our Traffic Impact Analysis Report Guidelines may be obtained on Public Works' website at <http://dpw.lacounty.gov/traffic>.

If you have any questions regarding traffic/access, please contact Mr. Robert Torres of our Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4709.

Environmental Programs

1. Solid Waste

- Solid waste generated in Los Angeles County currently exceeds the available permitted daily landfill capacity. The proposed project will increase the generation of solid waste and negatively impact the Solid Waste Management infrastructure. Therefore, the proposed environmental document should identify what measures will be implemented to mitigate the impact. Mitigation measures may include waste reduction and recycling programs and development of infrastructure in the project to facilitate recycling.
- School Districts are encouraged to take advantage of special County programs to encourage waste diversion by calling 1(888) CLEAN LA or visiting www.888CleanLA.com.

2. Hazardous Waste

The existing Hazardous Waste Management infrastructure in this County is inadequate to handle the hazardous waste currently being generated. The proposed project may generate hazardous waste and/or household hazardous waste, which could adversely impact existing Hazardous Waste Management infrastructure. This issue should be addressed and mitigation measures

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provided. Mitigation measures may include, but are not limited to, providing new homeowners with educational materials on the proper management and disposal of household hazardous waste. The project proponent may contact Public Works for available educational materials by calling 1(888) CLEAN LA.

3. Storage Space for Recyclables

The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each development project to provide an adequate storage area for collection and removal of recyclable materials. The environmental document should include/discuss standards to provide adequate recyclable storage areas for collection/storage of recyclable and green waste materials for this project.

4. Underground Storage Tanks/Industrial Waste/Stormwater Comments

Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.

If you have any questions regarding environmental programs, please contact Mr. Corey Mayne at (626) 458-5167.

We would welcome the opportunity to review the DEIR for this project when it is ready. Please send six copies to:

Mr. Toan Duong
County of Los Angeles Department of Public Works
Land Development Division
CEQA Section
P.O. Box 1460
Alhambra, CA 91802-1460

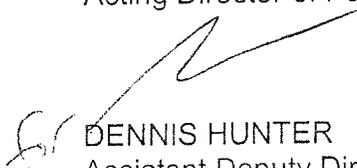
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If the DEIR is available electronically or online, please forward it or the link to Mr. Duong at tduong@dpw.lacounty.gov.

If you have any questions, please contact Mr. Duong at (626) 458-4945.

Very truly yours,

DEAN D. EFSTATHIOU
Acting Director of Public Works


DENNIS HUNTER
Assistant Deputy Director
Land Development Division

TD:ca
P:\ldpub\CEQA\CDM\South Gate General Plan Update_NOP.doc

cc: RBF Consulting (Collette Morse)



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

October 6, 2008

Tiffany Johnson, Environmental Analyst
RBF
14725 Alton Parkway
Irvine, CA 92618-2027

Dear Ms. Johnson:

NOTICE OF PREPARATION, SUBJECT: ENVIRONMENTAL IMPACT REPORT FOR THE SOUTH GATE GENERAL PLAN UPDATE, SOUTH GATE (FFER #200800246)

The Notice of Preparation has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION: FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE AVAILABILITY

1. Please indicate the service area for facilities that serve the City of South Gate.
 - a. The City of South Gate is served by two Los Angeles County Fire Department stations. Fire Station 54 is located at 4867 Southern Avenue, South Gate, CA 90280-3466, and is staffed with a 4-person engine company and a 2-person paramedic squad.
 - b. Fire Station 57 is located at 5720 Gardendale Street, South Gate, CA 90280-7806 and is staffed with a 3-person engine company.
 - c. While the above-mentioned stations are located in the City, the Los Angeles County Fire Department operates under a regional concept in its approach to providing fire protection and emergency medical services, wherein emergency units are dispatched as needed to an incident anywhere in the District's service territory based on distance and availability, without regard to jurisdictional or municipal boundaries.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKESWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWDALE	PALOS VERDES ESTATES	ROSEMead	WALNUT
BELL GARDENS	COMMERCE	GLEN DORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HADRA				WHITTIER

2. Does your agency have mutual aid agreements?
 - a. There are no mutual aid agreements with other fire protection agencies affecting the project area.
3. Please indicate equipment at existing facilities serving the City of South Gate.
 - a. See answer to question #1.
4. Does your agency have an established target response time?
 - a. The Fire Department uses national guidelines of a 5-minute response time for the 1st-arriving unit for Fire and EMS responses and 8 minutes for the advanced life support (paramedic) unit in urban areas.
5. Does your agency have an established target staffing level (i.e. personnel/population)?
 - a. The Los Angeles County Fire Department does not calculate service-to population ratios. Such ratios do not properly reflect the need for fire protection and emergency medical services. They do not account for demand caused by non-residential structures, vehicular incidents, transient population, and vacant land with combustible vegetation. Indicators of need for additional units or Fire Stations include response times, incident loads, resident and transient population, and square footage of improvements.
6. Are current staff levels and facilities adequate or deficient?
 - a. Fire protection serving the area appears to be adequate for the existing development/land use. However, each additional development creates greater demands on existing resources.
7. Please indicate any assessment fees required for new developments.
 - a. There are no "assessment fees" for fire service within the City of South Gate.
8. Do you anticipate that required fees and taxes provided by new developments associated with the South Gate General Plan Update will adequately mitigate the expected increase in fire and emergency medical service demand?
 - a. The Los Angeles County Fire Department is funded by property taxes and special taxes in the project area. The fiscal impact of the General Plan Update would have on fire protection services would depend on the amount of new development located in community redevelopment areas. Any diversion of tax increment revenue to redevelopment activities will impede the Los Angeles County Fire Department's ability to provide adequate fire protection and emergency medical services to the community.

9. Do you have any required or recommended mitigation measures for significant impacts?
 - a. The effects of cumulative impact by new development are evaluated on a case by case basis. However, this project is expected to have a less than significant impact. Please see response to question #15 in regards to traffic mitigation.
10. Please indicate the present ISO rates throughout the city and any fire hazard impacts. Will the ISO rating remain the same with the implementation of the South Gate General Plan Update?
 - a. The most recent information obtained by the District indicates that the ISO rating for the City of South Gate is a "3." ISO ratings are determined by the Insurance Services Office. Their ratings are a compilation of various factors, including water supply, which are not under the authority of the Los Angeles County Fire Department to regulate.
11. Please indicate fire flow requirements based on land use types in the General Plan Update (i.e. residential, office/commercial, and industrial).
 - a. To be answered by Land Development Unit.
12. Are there any plans for facility expansion or new facilities, please provide as much detail as possible. Where does your agency acquire funding for new facilities?
 - a. There are currently no plans for facility expansion or new facilities in the City. Since property and special tax revenues fund on-going operational costs of the fire stations, there are limited revenues available for capital facilities projects. As such, the District will negotiate with a City for assistance in financing capital facility needs within the affected City as the need arises.
13. Do you anticipate that implementation of the South Gate General Plan Update would result in the need for physical addition to your agency (i.e., construction of new Fire Stations)?
 - a. No.
14. Is there any other relevant information regarding potential significant impacts?
 - a. No.
15. Please include any additional information you feel is pertinent to the Environmental Impact Report analysis for the South Gate General Plan Update.
 - a. It is anticipated that the projected growth in traffic volume within the City would impact emergency response times. It is strongly recommended for the benefit of response times in the City that traffic signal control devices with responding emergency units override be implemented throughout the City.

Tiffany Johnson, Environmental Analyst
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LAND DEVELOPMENT UNIT:

1. The South Gate General Plan Update does not propose construction of structures or other improvements at this time, therefore until actual construction is proposed the project will not have a significant impact to the Fire Department, Land Development Unit.
2. All future development will be evaluated on a case by case basis and must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

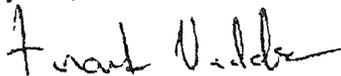
1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. We have no comments at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:lj