

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: South Gate Tow Yard Project

Lead Agency: City of South Gate

Contact Name: John Signo, Planning Manager

Email: jsigno@sogate.org

Phone Number: (323) 563-9569

Project Location: City: South Gate County: Los Angeles

City

County

Project Description (Proposed actions, location, and/or consequences).

The Project consists of an Ordinance, amending the citywide Zoning Map of Title 11 (Zoning) of the SGMC, to change the zoning designation of the rear portion of the property from IF (Industrial Flex) to M3 (Heavy Manufacturing), to match the current M3 zoning designation of the front portion of the property. Pursuant to Table 11.21-4 (Commercial Industrial Zones Allowed Land Uses) of SGMC Section 11.21.030 (Land Use Permission Tables), "vehicle towing/impounding" uses are permitted by-right in the M3 zone. The applicant is seeking to expand the towing business operations that occur on the front (easterly) portion of the Project Site and occupy the entire site; however, the rear portion must be re-zoned to M3 to allow the expansion. The Project includes installation of a new vehicle storage site area (paving and striping), new site lighting, and construction of an approximately 560-square-foot office building. The Project includes operation of the tow yard across the entire property.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed work involves a site on a list enumerated under Section 65962.5 of the Government Code pertaining to hazardous wastes and thus the project is required to implement the following mitigation measure:
MM-HAZ-1: Prior to commencement of any on-site grading, a Focused Soil Management Plan ("SMP") shall be approved in accordance with the requirements of DTSC, U.S. EPA, SCAQMD, and LARWCQB. The SMP shall establish procedures for managing soil disturbance activities associated with the proposed site improvements at the Project Site based on existing soil data, and shall define protocols for addressing any previously unknown soil impacts potentially encountered during construction. The SMP shall provide guidance during soil disturbance activities in areas of known contamination and to outline contingency measures to be taken if visual or other indications of previously unidentified hazardous material or waste impacts and/or subsurface features (e.g., underground storage tanks [USTs], sumps, clarifiers, septic tanks) are encountered during site activities. The SMP shall also address soil management, movement, temporary storage, and disposal associated with site improvement activities associated with the Project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The proposed work involves a site on a list enumerated under Section 65962.5 of the Government Code pertaining to hazardous wastes.

Provide a list of the responsible or trustee agencies for the project.