California Department of Transportation

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October 22, 2026

Gabriel Perez
Community Development Director
Planning Division
City of South Gate
8650 California Avenue
South Gate, CA 90280

RE: 7916 Long Beach Boulevard Housing Project
SCH # 2026100054
Vic. LA-110/PM 15.971
GTS #07-LA-2026-05155-MND

Dear Gabriel Perez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The Project includes the construction of 11 new affordable for-sale townhomes in two separate three-story buildings at a maximum height of 37 feet and a private driveway serving all units on 0.41 acres. The units will include eight (8) floor plans ranging from 1,559 to 1,874 square feet. Landscaping will be installed along the perimeter and interior of the site.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Land Use and Climate Innovation (LCI) for more information:

https://lci.ca.gov/ceqa/#guidelines-updates

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

Regional access is provided by the I-105, I-710, and I-110 freeways, located approximately 3.1 miles south, 4.2 miles east, and 3.2 miles west of the Project Site, respectively. Metro bus service in the vicinity includes Lines 60, 102, 251, and 611 along Long Beach Boulevard/Pacific Boulevard and Seville Avenue, as well as The Link Florence-Firestone/Walnut Park Loop along Broadway Avenue.

Construction would generate a maximum of approximately 15 worker trips per day during the paving phase, with fewer trips anticipated during other phases. The Project would generate approximately 53 weekday daily vehicle trips, including 6 trips during the AM peak hour and 5 trips during the PM peak hour. Given the minimal increase in traffic on Long Beach Boulevard, the Project is not expected to affect circulation-system performance or result in significant transportation impacts. Accordingly, no further transportation analysis is required under the County Guidelines, and Caltrans concurs that the Project would not conflict with CEQA Guidelines Section 15064.3. Impacts would be less than significant.

Any transportation of heavy construction equipment and/or materials that require the use of oversized transport vehicles on State highways will need a Caltrans transportation permit. To minimize potential traffic impacts on State facilities, any large-size truck trips should be limited to off-peak commute periods for the construction phase and operation phase. Construction truck loads should be covered with a tarpaulin cover.

Storm water run-off is a sensitive issue for Los Angeles County. Please be mindful that projects should be designed to discharge clean run-off water.

If you have any questions, please feel free to contact Mr. Alan Lin, the project coordinator at (213) 269-1124 and refer to GTS #07-LA-2026-05155-MND.

Sincerely,

Frances Duong

FRANCES DUONG
LDR Branch Chief

cc: Governor's Office of Land Use and Climate Innovation (LCI)