



City of South Gate Department of Public Works

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The following is a guidance of the process to properly submit to the Department of Public Works for a development plan review for **Residential/Commercial Development Improvements**. Refer to your project's specific Conditions of Approval (COA) for the type of submittals required for your project.

Submittal Process:

- All submittals shall be submitted to the Department of Public Works counter.
- Plans shall be 24"x36" to scale.
- Plans/studies with a CD/USB drive with pdf files of submittal.
- Check payable to the City of South Gate for the type of submittals.
- Consultant/Developer shall be responsible for the return of red marks from previous submittals with revised submittals.
- Submittal turn-around time is 3 weeks.

Public Improvement Plan Check

1. Public Improvements (PI) review is conducted for projects valued over \$50,000 by Building and Safety.
 - a) Public Works fee: \$294.00 (If commercial or multifamily building, fee may vary)
 - b) Site Plan (3 Copies) – Plan should include the following elements:
 - i. Sidewalk, and Driveway approach.
 - ii. All existing utilities fronting the property (water meters, power pole etc.)
 - iii. Street trees.
 - iv. Valuation of the project.
 - v. Show an existing and proposed along with respective square footage.
 - vi. If a new water meter is being proposed, please fill out [water meter service application](#) and pay a fee of \$384.

Small Site Low Impact Development Plan

1. Low Impact Development (LID) review is conducted for projects resulting in the creation or addition or replacement of eight hundred square feet or more of impervious surface area.
 - a) Small Site LID template (word doc attached)
 - b) Form PC-2: Small Site Checklist– can be filled out by owner/architect/engineer
 - c) Form P2-A: Treatment Certification– can be filled out by owner/architect/engineer
 - d) Sample O&M Sample (attached) –provided as a guide
 - e) Site plan (3 Copies)
 - f) Maintenance Covenant Agreement (MCA) (attached) needs to be
 - vii. Notarized (Only final LID submittal)
 - viii. Recorded with LA County Recorder Office (Only final LID submittal)
2. Small Site LID Manual: used to help the owner/architect/engineer implement Best Management Practice (BMP)
3. Public Works fee: \$237.00 (If commercial or multifamily building, fee may vary)
4. 3 copies

Low Impact Development (MS4)

1. Low Impact Development (LID) - Triggers
 - a. A new project equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of impervious surface area.
 - b. A new industrial park with 10,000 square feet or more of surface area
 - c. A new commercial mall with 10,000 square feet or more surface area
 - d. A new retail gasoline outlet with 5,000 square feet or more of surface area
 - e. A new restaurant (SIC 5812) with 5,000 square feet or more of surface area
 - f. A new parking lot with either 5,000 ft² or more of impervious surface or with 25 or more parking spaces
 - g. A new automotive service facility with 5,000 square feet or more of surface area
 - h. Redevelopment – Land disturbing activities resulting in the creation, addition, or replacement of 5,000 ft² or more of impervious surface area on an already developed site.
 - i. Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA), where the development will:
 - i. Discharge stormwater runoff that is likely to impact a sensitive biological species or habitat

- ii. Create 2,500 square feet or more of impervious surface area
- j. Form P1: Priority Projects
- k. Form P2: Treatment Certification
- l. Form PC: LID Plan Checklist
- m. LID Plan
- n. Maintenance Covenant
- o. LID fee: \$505.00