Planning Commission Agenda

Tuesday, October 20, 2020 at 7:00 p.m.

TELECONFERENCE
DIAL-IN-NUMBER: 1-669-900-6833
MEETING ID: 898-7728-2666#
https://us02web.zoom.us/j/89877282666

Call To Order

Pledge Of Allegiance

Roll Call

Report On Posting

City Officials:

CHAIRPERSON
Jenny Perez

COMMISSIONERS
Jose Delgado
Jose De La Paz
Diego Sepulveda

VICE CHAIRPERSON
Fabiola Inzunza

COVID 19 Meeting Procedures

Pursuant to Government Newsom's Executive Order N-29-20, dated March 17, 2020, members of the Planning Commission, staff, and the public will participate in the October 20, 2020 meeting via a teleconference. To avoid exposure to COVID-19 this meeting will be held with Planning Commission Members participating via teleconference by calling Dial-in-Number 1-669-900-6833 and Meeting ID: 898 7728 2666# and http://us02web.zoom.us/j/89877282666.

Additionally, you may submit your comments electronically by emailing Erika Soriano, Administrative Services Coordinator at...
Procedure for Participation:
Any person wanting to participate may request to “speak” on an agenda item. Once acknowledged and authorized by the Chairperson the person may speak. Alternatively, any person may submit comments on an item electronically by emailing esoriano@sogate.org. Submission by email must be received 30 minutes prior to the posted start time of the meeting if emailing subject.

Subject line should read: COMMENT FOR ITEM NO. ______, MEETING OF OCTOBER 20, 2020.

Please note, you will enter the meeting muted, but if you want to comment on an Agenda Item or during the public comment portion of the Agenda, raise your hand or press *9 at the appropriate time indicated by the Chairperson. When you are selected to speak, you will hear that you are unmuted, this is the time to make your public comments. Your patience with these changes is appreciated as the City adjusts to new ways of conducting business during the COVID-19 pandemic. Thank you.

Accessibility:
Reasonable accommodations for individuals with disabilities will be handled on a case-by-case basis and in accordance with the Americans with Disabilities Act and Governor Newsom’s Executive Order N-29-20. Please call the Community Development Department at (323) 563-9529.

Meeting Compensation Disclosure
Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by the Planning Commission Commissioners is $125.00 per meeting.

Item No. 1
The Planning Commission will consider approving the minutes for the Planning Commission meeting of September 15, 2020.

Documents:

ITEM NO. 1.PDF

Item No. 2
The Planning Commission will receive a presentation of the Redevelopment Plan for 9001-9019 Long Beach Boulevard and EPA Brownfields Cleanup Grant application for 9019 Long Beach Boulevard.

Documents:

ITEM NO. 2.PDF

Comments
At this time, members of the public and staff may address the City Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission. No action may be taken on items not listed on the agenda unless authorized by law.

Audience Comments

City Staff Comments

Planning Commission Comments

Adjournment

Adjournment to the Regular Planning Commission meeting on Tuesday, November 3, 2020 at 7:00 p.m.

I, Erika Soriano, Administrative Services Coordinator, certify that a true and correct copy of the foregoing Meeting Agenda was properly posted on October 15, 2020 at 6:00 p.m., as required by law.

Erika Soriano, Administrative Services Coordinator  

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission Meetings, please contact the Comm.Development Department.

Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility.

Any final action of the Planning Commission, on this agenda, is appealable to the City Council upon filing the request with the City Clerk prior to 5:00 pm on Monday, November 2, 2020.

Materials related to an item on the Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk’s office, 8650 California Avenue, South Gate, CA 90280 (323) 563-9510 * fax (323) 563-5411 *  

www.cityofsouthgate.org
INTRODUCTORY PROCEDURES

Chairperson Jenny Perez called the meeting to order at 7:03 P.M.

The Pledge of Allegiance was led by Community Development Director Joe Perez.

ROLL CALL: By Erika Soriano, Recording Secretary.

Present: Chairperson Jenny Perez, Vice-Chairperson Fabiola Inzunza, Commissioners Jose Delgado, Jose De La Paz, and Diego Sepulveda.

Absent/Excused: None.

Staff: Community Development Director Joe Perez, Management Analyst Dianne Guevara, City Attorney Craig Hardwick and Recording Secretary Erika Soriano.

REPORT ON POSTING: By Erika Soriano, Recording Secretary.

1. MINUTES

The Planning Commission considered approving the minutes for the Planning Commission meeting of August 4, 2020. Commissioner Jose De La Paz moved and Commissioner Jose Delgado seconded the motion to approve the Planning Commission minutes of August 4, 2020 with minor edits.

Roll call vote was taken as follows:

Chairperson Jenny Perez: Yes
Vice Chairperson Fabiola Inzunza: Yes
Commissioner Jose Delgado: Yes
Commissioner Jose De La Paz: Yes
Commissioner Diego Sepulveda: Yes

The motion carried (5-0), with all Commissioners in favor.

2. PUBLIC MEETING OUTDOOR MURAL AT 3904 TWEEDY BOULEVARD BLOSSOM AND VINE FLORAL DESIGNS

Community Development Director Perez introduced the proposal for a mural at 3904 Tweedy Boulevard – Blossom and Vine Floral Designs.

Management Analyst Dianne Guevara gave a brief presentation regarding this project. Miss Guevara stated that the property owner of the Blossom and Vine Floral Designs building, submitted a request for the approval of a painted mural on the exterior western wall of the Blossom and Vine building at 3904 Tweedy Boulevard. The proposed mural is being facilitated by Beautify Earth a 501(c)(3) nonprofit that creates impactful murals in neglected areas by engaging with cities, developers, small businesses, neighborhood organizations, schools, and individuals. Their organization networks artists, volunteers, and leaders around the idea that physical change through art created wellness and positive emotional living experiences. Their mission is to put an end to blighted wall and aesthetic apathy by empowering artists, encouraging social responsibility and instilling...
community pride. Beautify Earth recently partnered with Estrella Jalisco in Los Angeles to sponsor an “Artist in Residence Program,” a collective of artists who bring colorful art to communities in California, Arizona, New Mexico and Texas. The City of South Gate and Business owner of Blossom and Vine applied for the mural program and were selected as one of the grant recipients to receive a free mural.

The art work for the mural is a portrait of a local community member “Eric Contreras” with a quote that reads “When spaces don’t exist, create them.” Eric Contreras is a poet, a teacher and a father. For the last six years, he had held ALIVIO, a monthly open mic set in a garage in the City of Bell. The artist, Marcel Blanco, is a prominent muralist with his artwork covering numerous buildings throughout Los Angeles County. He is a Los Angeles based, multifaceted artist best recognized by his murals that evoke emotion and thought through his use of color, narrative imagery and movement. His foundation began in the early 80’s when he started designing logos and t-shirts for local bands around Los Angeles. Mr. Blanco focuses his creativity on packaging and marketing material for indie and major record labels, his work expresses an introspective reflection designed to provide a sense of individual wonder that easily grabs the eye.

If the Planning Commission approves the mural, it is recommended that the Planning conditions be imposed.

Chairperson Jenny Perez opened the item for public comments.

Yodit Glaze, applicant and business owner of Blossom and Vine Floral Design, 3904 Tweedy Boulevard, came forward and spoke in favor of this item. She thanked the Commission for their consideration on the mural.

Marissa Gonzalez-Kucheck, Cultural Arts Coordinator, came and spoke in favor of the project. Ms. Gonzalez-Kucheck informed the Commission that Mural projects impact the community in a positive light by detreating graffiti, it helps promotes a positive emotional living and supporting programs such as Beautify Earth can help future sponsorship for City businesses.

Chairperson Jenny Perez expressed excitement to see art projects in the City.

Commissioner Jose De La Paz inquired if in the past the City has been strict with allowing the Tweedy Mile Association to paint murals on their walls. Community Development Director informed the Commission that the City encourages murals city wide.

Commissioner Jose De La Paz asked if the Tweedy Mile Association gave their input on the Mural. Management Analyst Dianne Guevara informed the Commission that the governing board for the approval of the murals is the Planning Commission.

Jose De La Paz inquired on a former Committee the City had for the Arts. Community Development Director Perez informed the Commission that the City has an Art Committee for art in public places, the Mural in question is being proposed on a private property and that is why the item is being presented before the Planning Commission.

Vice Chairperson Inzunza inquired on the outreach efforts by Beautify Earth.

Chairperson Jenny Perez inquired on how many people voted on the project.

Commissioner Diego Sepulveda spoke in favor of this project and is excited to see more art throughout the City.

Cultural Arts Coordinator Marissa Gonzalez-Kucheck came forward to address the questions on the outreach and voting efforts. Ms. Gonzalez-Kucheck informed the Commission that there was no voting process it was a nomination process conducted by Beautify Earth organization. She also informed the Commission that the outreach efforts were conducted by Beautify Earth and their sponsors.
Commissioner Jose Delgado agrees that a mural at the location will deter graffiti.

Vice Chairperson Fabiola Inzunza asked for clarification on the regulation for the height and location of murals. City Attorney Craig Hardwick informed the Commission that the Zoning Code does not provide guidance on height and location.

Commissioner Jose De La Paz motioned and Commissioner Jose Delgado seconded to approve the proposed painted mural for at 3904 Tweedy Boulevard, Blossom and Vine Floral Designs.

Roll call vote was taken as follows:

Chairperson Jenny Perez: Yes
Vice Chairperson Fabiola Inzunza: Yes
Commissioner Jose Delgado: Yes
Commissioner Jose De La Paz: Yes
Commissioner Diego Sepulveda: Yes

The motion carried (5-0), with all Commissioners in favor.

**Audience Comments**
None

**City Staff Comments**
Community Development Director Perez informed the Planning Commission of the following upcoming events, project, and staffing updates:

- The City Council approved the sale of property located at 5821 Firestone Boulevard for a future restaurant development such as a Raising Cane’s or Coffee Bean & Tea.
- The City Council approved an agreement with Veronica Tam for the Housing Element Cycle 6\textsuperscript{th} 2021-29.
- The Legacy Apartment project was continued to the City Council meeting of October 13\textsuperscript{th} to allow the City to negotiate more affordable housing units.

Management Analyst Dianne Guevara gave an update on the 2020 Census

- The Census has been promoted on social media weekly to engage the residents to complete their Census forms.
- The City has been using the Census PDI system to make calls to South Gate residents to remind them of completing the census questionnaire. Over 4,000 calls have been completed so far.
- City staff continues to organize Census Kiosk Pop-Ups around the City, where we distribute Census information and assist residents in completing the Census questionnaire. Provided below are details on the Census Kiosk Pop-Ups:
  - Monday, September 7th and September 14th- South Gate Park from 10:00am to 12:00pm during the Farmers market. The effort will continue through September at the Farmers Markets.
  - Friday, September 11 and 18\textsuperscript{th}- We had a census pop up at the Drive in Movie Theater at South Gate Park and promoted the census.
  - Saturday, September 13\textsuperscript{th} and 19th- We had a census pop up at the azalea shopping center from 11:00am to 2:00pm and assisted residents in completing their census.
  - We distributed over 150 census lawn signs throughout the City.
Planning Commission Comments
Chairperson Jenny Perez thanked Community Development Director Joe Perez for his years of service and hard work to the South Gate residents.

Commissioner Jose Delgado thanked Community Development Director Joe Perez for his professionalism and years of commitment to the City of South Gate.

Vice Chairperson Inzunza congratulated and wished Community Development Director Joe Perez luck in his new endeavors.

Commissioner Diego Sepulveda thanked Community Development Director Joe Perez for his service and wished him well.

Commissioner Jose De La Paz thanked and congratulated Community Development Director Joe Perez for his integrity and professionalism and wished him luck in his future endeavors.

ADJOURNMENT
There being no further business before the Planning Commission, Chairperson Perez adjourned the meeting to September 15, 2020. The meeting was adjourned at 8:22 P.M.

Respectfully,

__________________________________
Dianne Guevara, Acting Secretary

APPROVED:

__________________________________
Jenny Perez, Chairperson
City of South Gate
PLANNING COMMISSION
AGENDA BILL
For the Regular Meeting of: October 20, 2020
Acting Community Development Director: Dianne N. Guevara

SUBJECT: PRESENTATION OF THE REDEVELOPMENT PLAN FOR 9001-9019 LONG BEACH BOULEVARD AND EPA BROWNFIELDS CLEANUP GRANT APPLICATION FOR 9019 LONG BEACH BOULEVARD

PURPOSE: To present to the Planning Commission the preliminary development plans for 9001-9019 Long Beach Boulevard, including the planned Environmental Protection Agency ("EPA") Brownfields Cleanup Grant Application for 9019 Long Beach Boulevard.

RECOMMENDED ACTION: Receive and File report regarding preliminary development plans for 9001-9019 Long Beach Boulevard and Environmental Protection Agency ("EPA") Brownfields Cleanup Grant Application for 9019 Long Beach Boulevard with public comment.

BACKGROUND: The South Gate Housing Authority is the successor housing entity to the former Community Development Commission. Since receiving transferred affordable housing assets from the former Community Development Commission in 2012, the Housing Authority has been seeking a means to feasibility redevelop two parcels located at at 9001-9015 Long Beach Boulevard. The property totals 0.37 acres and is located on the southwest corner of Willow Place and Long Beach Boulevard. Under state law, the Housing Authority has until April 2023 to redevelop or dispose of the properties.

In early 2018, the Community Development Director was contacted by Jon Ungvari, owner of the 9019 Long Beach Boulevard adjacent to the Housing Authority property ("Seller"), with an offer to sell his Trust's property to the Housing Authority. The property currently contains a tire shop (Vallarta Tire) that is on a month-to-month lease. After conferring with the Housing Authority, staff received direction to obtain an appraisal and negotiating authority for the purchase of the parcel. A Purchase and Sale Agreement was executed by the Housing Authority and Seller in December 2018.

Around this same time, Habitat for Humanity of Greater Los Angeles ("Developer") approached the Housing Authority expressing interest in purchasing the two Housing Authority parcels and adjacent parcel once the Housing Authority obtained ownership. On April 23, 2019, the Housing Authority and Developer entered into an Exclusive Negotiation Agreement ("ENA") for the redevelopment of the three parcels at 9001-19 Long Beach Boulevard ("Project Site"), which would result in the development of 14 townhomes. 12 townhomes would be available for purchase to low and moderate income households and 2 townhomes would be available to rent to households earning less than 30 percent of the County median income ("Project"). The Housing Authority obtained ownership of 9019 Long Beach Boulevard in March 2020, solidifying the inclusion of the parcel in the Project.
Redevelopment Plan

There is an acute need for affordable housing in South Gate. According to the American Community Survey (2018), the City’s median household income is $50,931, which is below the very low-income limit set by the Department of Housing and Urban Development ("HUD") for Los Angeles County. Roughly 62.1% of South Gate renters pay 30% or more of their income on rent and 41.5% of all homeowners in South Gate pay 30% or more of their income to their mortgage. In addition, only 15% of households can afford to purchase a median priced home in this area of the city.

The Project will bring needed affordable housing to the city and the Housing Authority and Developer are working to commence development. However, the Housing Authority must first assist in the relocation of Vallarta Tires and address environmental impacts at the Project Site.

As required by law, the Housing Authority is obligated to provide relocation assistance to the current tenant and has been doing so since December 2018. The Housing Authority is undertaking its best efforts to assist the current tenant of 9019 Long Beach Boulevard find a new location to operate their business (Vallarta Tires), including providing monthly updates on available properties that allow for this use.

Due to the residential nature of the Project and the historical use of 9019 Long Beach Boulevard as a gas station and automotive repair shop, the Housing Authority performed Environmental Site Assessments ("ESAs") on all 3 parcels prior to acquisition of 9019 Long beach Boulevard. According to the Phase II ESA performed by Rincon Consultants, Inc., the soil at 9019 Long Beach Boulevard contains levels of heavy metals (primarily lead) that exceed their respective Environmental Screening Levels ("ESLs") for residential land uses and TPH as oil ("TPHo") concentrations exceeding the Los Angeles Regional Water Quality Control Board ("LARWQCB") soil screening levels.

In order for development of the Project Site to occur, the soil contamination must be addressed. The Housing Authority has evaluated 3 options to address the contamination, as detailed in the Analysis of Brownfield Cleanup Alternatives ("ABCA"), attached hereto as Attachment A. The three feasible cleanup alternatives that were evaluated for the Site include: 1) No action, 2) Capping in place, and 3) Excavation and Disposal of impacted site. The evaluation criteria included effectiveness, implementability, and cost.

The Housing Authority has determined that the most feasible option is Alternative 3, to excavate the contaminated soil and safely dispose of it off site, as this is the only option that allows the Developer to execute the residential Project with no restrictions. The California Department of Toxic Substances Control would oversee remediation activities and would certify 9019 Long Beach Boulevard safe for residential use when complete. However, the Housing Authority must secure funding for cleanup costs, and intends to do so by submitting an application for the EPA Brownfields Cleanup Grant ("EPA Grant").

EPA Grant

The South Gate Housing Authority intends to submit an application for an EPA Grant in the amount of $160,000, which is due October 28, 2020. In order to move forward with the application submission, the Housing Authority must provide a notice to the community of its intent to apply for the EPA Grant and allow the community an opportunity to comment on the draft application (Attachment B) and ABCA, which can be done during the public comment portion of this meeting.
Resulting Project

The Developer intends to construct 12 townhomes that will be available to low and moderate income households as well as 2 townhomes available to rent to households earning less than 30 percent of the County median income at the Project Site. The Developer’s preliminary plans show that 7 townhomes will contain 2 bedrooms, 2.5 bathrooms, and total 1,344 square feet. The final 7 townhomes will have 3 bedrooms, 3.5 bathrooms, and total 1,589 square feet. All 14 townhomes will be 3 stories and have a 2 car garage. The Developer is currently finalizing the redevelopment plans for the Project Site and a formal Affordable Housing Agreement between the Housing Authority and Developer will be brought to the Housing Authority for approval in Spring 2021. The Developer will share details about their background, experience, and redevelopment plans for the site and community during their presentation at this Planning Commission meeting.

ATTACHMENTS:
A. Analysis of Brownfield Cleanup Alternatives  
B. EPA Grant Application  
C. Public Hearing Notice  
D. Project Site Map  
E. Location Map
ATTACHMENT A: Analysis of Brownfield Cleanup Alternatives
1.0 Introduction and Background

The purpose of this preliminary Analysis of Brownfields Cleanup Alternatives (ABCA) is to provide information about contamination issues at the site and evaluate possible remedial alternatives. This evaluation will be revised, as necessary, and incorporated into the final Site Cleanup Plan for review by the community, project partners, regulatory oversight agencies, and the United States Environmental Protection Agency (USEPA).

1.1 Site Location

The Site is located at 9019 Long Beach Boulevard, South Gate, California. The Site comprises one parcel (Los Angeles County APN 6204-025-902, formerly 6204-025-039) totaling approximately 12,601 square feet, as shown in Figure 1. The Site is situated in a mixed residential and commercial land use area, bordered by Long Beach Boulevard to the east, commercial uses to the south, residential uses to the west, and vacant property owned by the City of South Gate Housing Authority (Housing Authority) to the north.

Figure 1: Site Location (Source: Los Angeles County Assessor)
1.2 Ownership and Previous Site Use

The Site is owned by the Housing Authority, who acquired the property in March 2020 from a private property owner for purposes of redevelopment for affordable housing. The current use of the Site is an automotive repair shop, known as Vallarta Tires. Based on information obtained during the Environmental Site Assessment ("ESA"), the Site appears to have been a greasing and gasoline and oil facility in 1950 and has been used as an automotive repair shop from 1970 through present day.

1.3 Site Assessment Findings

The Brownfield Site is a 0.29-acre parcel that is improved with a 651 square foot building and is currently the location of an automotive repair shop. The Brownfield Site is bordered by Long Beach Boulevard to the east, commercial uses to the south, residential uses to the west, and vacant property owned by Housing Authority to the north. The Housing Authority intends to redevelop the Brownfield Site into affordable housing.

A review of historical documents in the Phase I Environmental Studies Analysis (ESA) performed by ACS Associates, Inc. indicates that an automotive greasing and “gas & oil” facility was located at the Brownfield Site in 1950. Prior to 1970, the Site was occupied by numerous gas stations and from 1970 through present day, the Brownfield Site has been occupied by various automotive repair shops. The current and former use of the Brownfield Site led Rincon to determine that potential Recognized Environmental Conditions may be present, indicating that there could be hazardous substances or petroleum products in, on, or at the Brownfield Site. Since this Brownfield Site is the location of a future affordable housing development, a Phase II ESA was authorized in order to investigate potential contaminants.

A Phase II ESA was conducted on the Brownfield Site in 2019 by Rincon Consultants, Inc. The Phase II ESA detected levels of arsenic, lead, and thallium that exceeded their respective Environmental Screening Levels (ESLs) for residential land uses and TPH as oil (TPHo) concentrations exceeding the Los Angeles Regional Water Quality Control Board ("LARWQCB") soil screening levels (SSLs). While arsenic was detected at levels that exceeded the ESLs in all samples collected, the detected concentrations were within the naturally occurring background concentrations in California soils, making the concentrations of lead, thallium, and TPHo the primary areas of focus.

Lead was detected in all 22 soil sample locations at the Brownfield Site and concentrations were found to be elevated at levels above the ESL for residential properties in shallow soils in 4 of the 22 soil sampling locations. Rincon estimates that the volume of lead-impacted soil to be approximately 250 cubic yards, encompassing approximately 150 cubic yards of soil exceeding the environmental screening limit for residential properties, and approximately 100 cubic yards which would be considered California Non-RCRA hazardous waste if excavated. Thallium was detected in 8 samples at levels above the residential ESLs. However, Rincon noted that such elevated levels can often be an artifact of the EPA Method 6010 analytical methodology and
recommended that the thallium be tested by EPA Method 6020 to verify the concentration of thallium at the Brownfield Site. Lastly, TPHo was found to exceed soil screening criteria in only one location at a depth of 0.5 feet below ground surface.

Prior to commencing redevelopment, the Housing Authority intends to prepare a Remedial Action Plan ("RAP"), which will outline a plan of action to remediate the Brownfield Site. Actions outlined in the RAP will include, but not be limited to, verifying the concentration of thallium, excavating contaminated soil (which will also require the demolition of the 651 square foot building located on the property), and performing testing to ensure all contamination has been removed or has been reduced to levels that are considered safe. The Housing Authority will also contract with the California Department of Toxic Substances Control ("DTSC") for voluntary oversite of the remediation of the lead and TPH impacts. Award of a Cleanup Grant would provide the Housing Authority funding needed to develop and accomplish the RAP, thereby enabling the Developer to begin construction of the affordable housing project.

1.4 Project Goal

The Site is a part of a larger redevelopment project planned for three (3) Housing Authority parcels located at 9001, 9015, and 9019 Long Beach Boulevard (Project Area). On April 23, 2019, the Housing Authority and Habitat for Humanity of Greater Los Angeles (Developer) entered into an Exclusive Negotiation Agreement (ENA) for the redevelopment the three Housing Authority parcels, including the Site, which would result in the development of 12 townhomes available for purchase to low and moderate income households as well as 2 townhomes available to rent to households earning less than 30 percent of the County median income. The Site and Project Area lie within a portion of South Gate where poverty is especially high, and homeownership opportunities are particularly difficult, as less than 15 percent of households in this area of the City could qualify to purchase a market rate priced home, despite the fact that South Gate remains one of the most affordable housing markets in Los Angeles County. As a result, gentrification pressures are significant, and the production of new and affordable housing units is critical to curb these pressures.

The Developer is a nonprofit housing entity that has a long track record of successful development of for sale affordable housing in the City and throughout the County. Redevelopment of the Site is also essential to remove a blighted property and execute the goals of the Redevelopment Plan that was previously established by the (dissolved) South Gate Community Development Commission. The overall project goal is to transfer the property to the Developer with no environmental impacts, thereby allowing the Developer to build the affordable housing project with no environmental restrictions.

2.0 Applicable Regulations and Cleanup Standards

2.1 Cleanup Oversight Responsibility

For soil and groundwater issues in the Gateway Cities area, the primary regulatory agencies are the Department of Toxic Substances Control (DTSC), the Regional Water Quality Control Board – Los Angeles Region (LARWQCB), and the Consolidated Fire Protection District of Los Angeles
County (Consolidated Fire). If soil is the only media affected, the DTSC would likely be the oversight agency assigned to the issue, if required.

2.2 Cleanup Standards for Major Contaminants

Cleanup standards in California are typically based on either site-specific risk assessments or regulatory guidance documents. The two regulatory guidance documents most commonly utilized in this region are the Environmental Screening Levels (ESLs) developed by the RWQCB and the California Human Health Screening Levels (CHHSLs) developed by the DTSC. Both of these standards will be utilized, as applicable, for this cleanup.

2.3 Laws and Regulations Applicable to the Cleanup

Laws and regulations applicable to the remediation of the hazardous substances in this cleanup include the California Water Code and the Health and Safety Code. For soil excavated for disposal, State (California Code of Regulations) and Federal (Code of Federal Regulations) waste disposal requirements apply. Also applicable to this cleanup are the Brownfields Revitalization Act and the Federal Davis-Bacon Act. In addition, for all City projects that receive Federal funding, Federal, state and local laws regarding procurement of contractors, equal opportunity, and the participation of small, woman, and minority-owned businesses will be applied.

3.0 Evaluation of Brownfields Cleanup Alternatives

3.1 Cleanup Action Objectives

Based on data from the Phase II ESAs performed for the site, soil with concentrations of heavy metals (arsenic, thallium, and lead) and TPHo were detected above regulatory screening levels on the Site. Portions of the impacted soil may exceed hazardous waste levels. However, the contamination is shallow and does not affect the groundwater. Therefore, the primary threat posed by the unabated contamination is to construction workers during subsurface activities (dermal contact exposure pathway). The selected cleanup alternative would need to address this risk and the development goal of removing soil classified as hazardous waste.

3.2 Identification and Evaluation of Cleanup Alternatives

Three feasible cleanup alternatives were evaluated for the Site: 1) No action, 2) Capping in place, and 3) Excavation and disposal. The evaluation criteria include effectiveness, implementability, and cost.

Alternative 1 – No Action

In the no action alternative, impacted soil would remain in place with no further action.

Effectiveness – This alternative would not reduce the concentrations of the contaminants of concern either for human health risks to future site workers or for removing potential
hazardous waste from the property. This alternative also would not meet the development goal of transferring the property with no environmental impacts.

Implementability – This alternative can easily be implemented. Cost – No costs would be generated through the implementation of this alternative.

**Alternative 2 – Capping in Place**

The capping in place alternative would involve placing a barrier (i.e. concrete, asphalt, soil) over the impacted soil to prevent individuals from contacting it. This would prevent the dermal contact pathway for persons at the site. However, it is not protective of construction workers or other workers (such as for utility repair) that may need to perform subsurface activities. The cap would also require long-term monitoring to maintain the integrity of the cap.

Effectiveness – This alternative would not reduce the concentrations of the contaminants of concern or protect workers performing subsurface activities. However, this alternative will protect persons on-site from contact with impacted soil. Long-term monitoring of the integrity of the cap would be required. This alternative would not meet the development goal of transferring the property with no environmental impacts, and be prohibitive to any residential development as proposed.

Implementability – The cap is easy to implement using standard construction materials. Pending final development plans, the proposed site development may provide the cap through building foundations and paved lots.

Cost – The final cost would be based on the final development plans. If the planned development can provide the cap by means of buildings and paved parking lots, no additional initial cost will be needed. If construction of a cap is needed, costs would vary based on the type of cap (soil, asphalt, etc.) and could range from $50,000 to $70,000 for the contaminated area of approximately 0.5 acre (pending confirmation sampling to define the extent of contamination).

**Alternative 3 – Excavation and Disposal**

This alternative would involve the excavation of the impacted soil and off-site disposal at an appropriate permitted facility. Confirmation soil samples would need to be collected and analyzed to confirm the final extent of the excavation.

Effectiveness – Excavation of the impacted soil will completely remove the contaminants from the site. The risk to future workers performing subsurface activities will be removed. In addition, this alternative would meet the development goal of transferring the property with no environmental impacts that would allow unrestricted development.
Implementability – Once the 651 sf site structure is demolished, there will be easy access for excavation. There is sufficient space onsite for stockpiling and staging of the soil prior to removal off-site. This alternative is easily implemented.

Cost – The final cost will vary based on the final size of the excavation determined by confirmation samples and the waste classification of the excavated soils. Based on the preliminary projection of soil removal costs in the Supplementary Phase II ESA, up to 215 tons RCRA hazardous waste, and 835 tons of California hazardous waste would be excavated and disposed from the Site for an estimated cost of $131,500.

Comparison of Alternatives

The no action alternative would not address any of the protective needs for the project and is therefore eliminated from further evaluation. Alternative 2 is protective for site workers, but requires a soil management plan for individuals that may need to perform subsurface work such as utility repair. Impacted soil still may need to be removed in the future.

Alternative 3 is completely protective of site workers and construction workers performing subsurface activities. In addition, Alternative 3 is the only alternative that meets the needs of the proposed development for removal of all environmental impacts that would allow unrestricted development.

3.3 Recommended Cleanup Alternative

Based on the analysis of effectiveness, implementability, cost, and benefit to the community, Alternative 3, Excavation and Disposal, is the most suitable cleanup alternative for the Project site.

This alternative provides complete contaminant removal, which is not provided by Alternatives 1 and 2. Although the short-term costs for Alternative 2 would be less than the cost for Alternative 3, Alternative 2 prohibits residential development on the property. In addition, Alternative 2 requires maintenance of the site to ensure the integrity of the cap is maintained and if there were any changes to the Site that required subsurface excavation, the soil would need to be disposed at that time. Lastly, Alternative 3 is the only Alternative option that would allow the Housing Authority to transfer the property to the Developer with no environmental impacts, thereby allowing the Developer to build the affordable housing project with no environmental restrictions.

4.0 Questions/ Comments

If you have any questions or comments on this document, please contact Dianne Guevara, Management Analyst with the City of South Gate at (323) 563-9535 or by email at dguevara@sogate.org
ATTACHMENT B: EPA Grant Application
South Gate Housing Authority
9019 Long Beach Boulevard Cleanup Grant

1. Project Area Description and Plans for Revitalization
   a. Target Area and Brownfields
      i. Background and Description of Target Area

Located in the heart of the Los Angeles Metropolitan Area, the City of South Gate (population 98,500) is spread over 7.4 square miles, of which 75% is dedicated to industrial uses. In Los Angeles County, there is an average of 9.8 cleanup sites per census tract and within the City of South Gate, there is roughly 34.3 cleanup sites per census tract. Los Angeles County on average is within the 40th percentile for cleanup sites, showcasing a moderate burden of cleanup sites. South Gate is in the 80th percentile, showing a large burden of cleanup sites and has some of the highest numbers throughout census tracts in Los Angeles County.

There is an acute need for affordable housing in South Gate. Pursuant requirements mandated by State Housing Law, the City is required to produce over 8,000 units by 2029, many of which must be affordable, according to the Southern California Association of Governments (“SCAG”). However, the City is facing challenges in meeting these housing goals. As a built-out “inner-ring” suburb of Los Angeles, there is minimal undeveloped land in the City that can be used for housing development. Therefore, most new development must come from redevelopment of industrial or auto-related properties. The lingering effects of industrial and auto-related use leave sites contaminated, making redevelopment costly and often unattainable. Brownfields pose health and environmental risks due to contaminants, leaving residents nearby harmed financially and in terms of health.

ii. Description of the Priority Brownfield Site(s)

The South Gate Housing Authority (“Housing Authority”), in partnership with the City, intends to utilize the priority brownfield site located at 9019 Long Beach Boulevard (“Site”) to build needed affordable housing. Habitat for Humanity of Greater Los Angeles (“Developer”) and the Housing Authority entered into an Exclusive Negotiation Agreement (“ENA”) on April 23, 2019 to negotiate the disposition and development of 14 affordable townhomes on the Site and the 2 vacant adjacent parcels that are also owned by the Housing Authority. Of the 14 townhomes, 2 will be purchased by the Housing Authority and made available as rental housing for extremely low income households (0-30% AMI), 10 will be offered for sale to low income households (50-80% AMI), and 2 will be offered for sale as workforce housing. The Housing Authority is also exploring the feasibility of acquiring other property in the neighborhood to expand the affordable housing development further.

The Site is a 0.29-acre parcel that is improved with a 651 square foot building and is currently the location of an automotive repair shop. The Site is bordered by Long Beach Boulevard to the east, commercial uses to the south, residential uses to the west, and vacant property owned by Housing Authority to the north. The Housing Authority intends to redevelop the Site and the adjacent Housing Authority property into affordable housing.

A review of historical documents in the Phase I Environmental Studies Analysis (“ESA”) performed by ACS Associates, Inc. indicates that an automotive greasing and “gas & oil” facility was located at the Site in 1950. Prior to 1970, the Site was occupied by numerous gas stations and from 1970 through present day, the Site has been occupied by various automotive repair shops.

A Phase II ESA conducted on the Site in 2019 by Rincon Consultants, Inc. detected levels of arsenic, lead, and thallium that exceeded their respective Environmental Screening Levels
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("ESLs") for residential land uses and TPH as oil ("TPHo") concentrations exceeding the Los Angeles Regional Water Quality Control Board ("LARWQCB") soil screening levels ("SSLs"). While arsenic was detected at levels that exceed the ESLs in all samples collected, the detected concentrations were within the naturally occurring background concentrations in California soils, making the concentrations of lead, thallium, and TPHo the primary areas of focus.

As stated in the Analysis for Brownfield Cleanup Alternatives ("ABCA"), the unbated concentrations of heavy metals (thallium and lead) and TPHo primarily pose a threat to construction workers performing subsurface activities (dermal contact exposure pathway). The selected cleanup method would need to address this risk and the development goal of safely removing soil classified as hazardous waste. Three feasible cleanup alternatives were evaluated in the ABCA for the Site: 1) No action, 2) Capping in place, and 3) Excavation and disposal. The evaluation criteria include effectiveness, implementability, cost, and benefit to the community.

Based on the above criteria, Alternative 3, Excavation and Disposal, is the most suitable cleanup alternative for the Site. This alternative provides complete contaminant removal, which is not provided by Alternatives 1 and 2. Although the short-term costs for Alternatives 1 and 2 would be less than the cost for Alternative 3, Alternatives 1 and 2 prohibit residential development of the property, which would prevent the Housing Authority for achieving the overall reuse goals for the Site. Additionally, if the Housing Authority were to pursue Alternative 2, the Housing Authority would need to maintain the integrity of the cap, which adds additional long-term costs. Further, if the Site required subsurface activity in the future, the soil would then need to be excavated and safely disposed at that time, which would also create a greater long-term cost.

If the Housing Authority proceeds with excavation and disposal of the contaminated soil (Alternative 3), the Housing Authority intends to prepare a Remedial Action Plan ("RAP"), which will outline a plan of action to remediate the Brownfield Site prior to commencing redevelopment. Actions outlined in the RAP will include, but not be limited to, verifying the concentration of thallium, excavating contaminated soil, and performing testing to ensure all contamination has been removed or has been reduced to levels that are considered safe. The Housing Authority will also contract with the California Department of Toxic Substances Control ("DTSC") for voluntary oversite of the remediation of the lead and TPH impacts. Award of a Cleanup Grant would provide the Housing Authority funding needed to develop and accomplish the RAP, thereby enabling the Developer to begin construction of the affordable housing project.

b. Revitalization of the Target Area  
i. Reuse Strategy and Alignment with Revitalization Plans

The redevelopment of the Brownfield Site into affordable housing will achieve many goals of the Housing Authority and City. First, the City will be asked to produce roughly 8,263 units between 2021-2029 to meet the Regional Housing Needs Assessment ("RHNA") requirement mandated by State Housing Law, which is determined based on the number of constituents, resident income levels, and many other factors. The proposed housing production at the Brownfield Site would be counted toward the RHNA requirement fulfillment.
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Additionally, the City adopted an Economic Development Strategy ("Strategy") in 2018. This Strategy outlined 4 core areas of focus to facilitate the City's economic growth and ensure sustainable development and success for current and future residents. One of the four key goals in the Strategy focuses on acknowledging the threat of resident displacement and creating and maintaining affordable housing in order to prevent resident displacement. Development of 14 affordable units would increase affordable housing supply available to residents, which is consistent with the Strategy goal.

ii. Outcomes and Benefits of Reuse Strategy

Cleaning up the Brownfield Site will produce positive outcomes and benefits in the immediate area. Site reuse will have many benefits, but the most significant are:

1. Cleanup of the Brownfield Site will facilitate affordable housing development in South Gate, which is needed due to the high percentage of residents that are considered housing burdened (62.1% or renters and 41.5% of homeowners).
2. Cleanup will increase overall housing supply and provide subsidized housing to residents that are income-qualified. The increase in housing supply will help the City reach its RHNA Goals and aid in preventing the displacement of residents due to rising rents and lack of available affordable housing.

2. Strategy for Leveraging Resources
   i. Resources Needed for Site Reuse

The Housing Authority has demonstrated its dedication and ability to obtain the resources necessary to revitalize the Site. To date, the Housing Authority has spent $960,000 from the Housing Authority's Low and Moderate Income Housing Asset Fund ("LMIHAF") to acquire the Site. In addition, the Housing Authority has acquired Phase I and II ESAs with a combination of LMIHAF funds and contributions from the previous owner of the Site.

Funding resources that have been secured for use in the remediation include a $25,000 contribution given by the previous owner of the Site to be applied toward cleanup. The Housing Authority obtained possession of this contribution in March 2020. If awarded, the Housing Authority intends to use the Cleanup Grant to fund the remainder of the remediation costs, which include excavation of contaminated soil, testing, and regulatory oversight.

Redevelopment of the Site into affordable housing will be funded by the proceeds from the sale of the townhomes. Two of the townhomes will be purchased by the Housing Authority and be available for rent to extremely low income households (0-30% AMI). Two townhomes will be offered as workforce housing. Finally, the remaining ten units will be offered for sale to low income residents (50-80% AMI). The low income residents that qualify for and purchase the townhomes will receive mortgage assistance through silent second mortgages. The silent second mortgages will be provided by WISH as well as other programs that the Housing Authority and Developer apply for.
ii. Use of Existing Infrastructure

Existing infrastructure can be utilized including water and wastewater lines, easements and access, utilities and roadways for the development of affordable housing at the Site. The Developer will utilize existing sewer and utility service available to the Site when constructing the Project.

2. Community Need and Community Engagement
   a. Community Need
      i. The Community’s Need for Funding

South Gate has a population of approximately 98,500, of which 95% are Hispanic or Latino and many are first- or second-generation immigrants from Central and South America. According to the American Community Survey (2018), the City’s median household income is just $50,931, which is below the very low income limit set by the Department of Housing and Urban Development (“HUD”) for Los Angeles County. Roughly 62.1% of South Gate renters pay 30% or more of their income on rent, and 41.5% of all homeowners in South Gate pay 30% or more of their income to their mortgage. In addition, the City currently has an approximate 2,000-applicant waitlist for their Section 8 voucher program.

The City of South Gate is deemed a Disadvantaged Community by CalEPA for the purpose of Senate Bill 535, which targets investment into Disadvantaged Communities to improve the overall quality of life and economic opportunity for the most burdened communities. South Gate is often faced with environmental justice and social justice concerns. The South Gate community has been subjected to impacts from environmental hazards and socio-economic burdens.

The Housing Authority has had difficulty obtaining funds to complete the Site remediation, which is required by the Developer before commencing development. The majority of LMIHAF funds were used to purchase the Site, and the LMIHAF does not have a significant or stable revenue stream. Additionally, COVID-19 has had tremendous effects on community and the City’s fiscal health. The City has a high dependence on sales tax revenue (52.7%), which has declined significantly due to the pandemic, making it difficult for the Housing Authority to locate additional funding for Site clean-up.

ii. Threats to Sensitive Populations
   (1) Health or Welfare of Sensitive Populations

The Brownfield Cleanup funding will assist the Housing Authority and City in reducing harm to residents in the areas of health and welfare. South Gate is considered a minority and low-income community; a community in which 95% of the population identifies as Hispanic and 19.5% of the population is unemployed (July 2020).

In the City of South Gate, it is estimated only 7% of the population attained an associated degree or higher. According to 2013-2017 American Community Survey data, 9.06% of the population is 65 years or older, 27.3% of the population are considered children and 4.53% of the population is disabled. According to the Los Angeles Homeless Services Authority, the city has an unsheltered homeless population of 357, or .36% of the total population. Roughly 62.1% of South Gate Renters
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pay 30% or more of their income in rent, and 41.5% of all homeowners in South Gate pay 30% or more of their income to their mortgage, indicating that most of residents have housing insecurity.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

There are populations in the various target areas that suffer from a greater-than-normal incidence of diseases or conditions that include, Toxic Release, Cleanups, Hazardous Waste, Impaired Waste, and Solid Waste. For example, the Census Tract 6037535901 is within South Gate Boundaries and has a population of 5,757 and an overall burden score of 92 (percentile) with the following rankings: toxic release (88), cleanups (90), hazardous waste (72), imperial waste (72), and cardiovascular disease (88). Much of South Gate and its surrounding communities show similar results.

South Gate sits in the heart of low-quality environment standards that are rampant in south Los Angeles, making the city a victim of environmental injustice. Roughly 80% of census tracts within South Gate are a designated disadvantaged community according to CalEPA. The majority of the city’s census tracts are located within the top 25% of census tracts with the highest amount of pollution throughout the state. On a scale of 1-10, South Gate has a pollution burden score of 6.82, which is above the California and Los Angeles County average of 6.51 and 6.19 respectively. The pollution burden score encompasses the overall measure of pollution concentration and is calculated by using air and water components. The pollution burden score is regarded as a reputable measure to determine environmental risk.

The City of South Gate sits in the 16th percentile on the California Healthy Places index, which is a tool created by the Public Health Alliance of Southern California and measures community conditions for residents. The index accounts for “non-health” policies and community characteristics, such as housing, education, economic, and social factors. South Gate falls within the lowest percentile, showcasing how overall health for residents in South Gate is very poor. The low score can be attributed to housing insecurity, pollution concerns, low education attainment, amongst other factors. The need for environmental justice in South Gate is urgent, and cleanup of the Site is a step towards a more prosperous future for residents.

The City of South Gate has taken measures to address environmental inequality. The City has implemented a Protocol for Assessing Community Excellence in Environmental Health ("PACE-EH"), which is a program developed by the Centers for Diseases Control and Prevention (CDC) and the National Association of County and City Health Officials (NACCHO) to engage and empower communities in identifying and prioritizing the environmental health "stressors" in their neighborhoods. The program has been enacted in 10 communities throughout the United States, and South Gate implemented the first of its kind in the State of California. The Community Environmental Health Action Team ("CEHAT") was formed in South Gate and includes community activists, business owners, environmental justice organizations, schools, community health centers, and many more. Members of the CEHAT provide health education to the community and collect, analyze, and address the community’s environmental health concerns. Efforts made by City Staff and community members to address environmental inequality through the PACE-EH program demonstrates the community’s ability to organize and commit to environmental justice.
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(3) *Disproportionately Impacted Populations*

The City has a median income of $50,931 and 60% of the community lives below the poverty level, according to the American Community Survey (2018). According to the Employment Development Department ("EDD"), Los Angeles county has a 16.6% unemployment rate, and the City of South Gate has a 19.5% unemployment rate for July 2020. Now more than ever is affordable housing needed, as residents will be feeling the economic effects of the recession and COVID-19 for years to come.

The American Community Survey (2018) has also found that 85.7% of the population 25 years and over has received less than an associate’s degree, 5.0% have obtained an associate’s degree, 6.7% have obtained a bachelor’s degree, and 2.6% have received a graduate or professional degree. The elderly population (65+) is also growing from 8.1% in 2014 to 9.3% in 2018 and is poised to continue trending upward, and roughly 30.6% of South Gate residents are made up of children and teens from ages zero to 19.

95% of South Gate residents identify as Hispanic and 43% of residents are foreign-born. People of color experience higher levels of pollution in their communities, and the effects are everlasting. People of color are also more likely to be located near power plants, oil refineries, landfills, and brownfields sites.

**b. Community Engagement**

**i. Project Partners and (ii) Roles**

Table 2 shows anticipated project partners and their roles for the clean-up and development of the Site.

<table>
<thead>
<tr>
<th>Organization</th>
<th>Contact</th>
<th>Role in Project</th>
</tr>
</thead>
</table>
| Community Development Department – South Gate | Paul Adams  
*Interim Director of Community Development*  
Padams@sogate.org | Lead Development of the revitalization of 9019 Long Beach Boulevard; Provide and administer funding for project; oversee project. |
| South Gate Community Health Action Team ("CEHAT") | Victor H. Ferrer  
*Management Analyst*  
vferrer@sogate.org | Facilitate community involvement in the project. |
| Department of Toxic Substance and Control ("DTSC") | Cypress Regional Office | Oversight of remediation; issuance of "No Further Action" letter. |
| Habitat for Humanity of the Greater Los Angeles Area | Darrell Simien  
Senior Vice President of Community Development | Develop mixed-income affordable housing on 9019 Long Beach Boulevard; oversee development. |

### iii. Incorporating Community Input

In terms of cleanup and planning, the community has been involved heavily in the remediation planning and redevelopment plan from inception until now. On October 20, 2020, the community was invited to a public meeting for the Housing Authority to share and solicit feedback for the Cleanup draft application, along with the Analysis of Brownfields Cleanup Alternatives ("ABCA"). The community was involved in the decision-making process to move forward with the redevelopment of the Site, as the proposed affordable housing project has been discussed in numerous public meetings and the ENA was approved in an open session meeting with no public dissonance. Further, community and activist groups have recently been expressing the need for affordable housing at many city council and planning commission meetings.

Moving forward with cleanup planning, implementation, and development, the Housing Authority will continue to provide opportunities for community engagement. This will be done by providing progress updates at a minimum of 3 city council and planning commission meetings, hosting stakeholder and small group outreach to activists and neighborhood groups, dedicating a webpage on the city’s website that will provide project updates, and regular media outreach. In addition, the Developer intends to partner with local churches, organize community meetings, and perform community outreach to share information about the housing project and the Developer’s various programs.

Due to COVID-19, the City of South Gate has been holding virtual Zoom meetings in place of in-person city council, housing authority and planning commission meetings. Residents are encouraged to participate and provide feedback. Due to the new virtual norm, city council and planning commission meetings will be online for the foreseeable future, and web-based communications will be used to the fullest capacity throughout the duration of this project to keep the community aligned on the project.

### 3. Task Descriptions, Cost Estimates, and Measuring Progress

#### a. Proposed Cleanup Plan

The Housing Authority will excavate 250 cubic yards of contaminated surface soil on the Site and dispose of the soil at an offsite facility. The Housing Authority will utilize licensed contractors to conduct this task. The work will be conducted in accordance with an approved Voluntary Cleanup Program ("VCP"), ensuring that the cleanup meets all EPA standards for residential reuse. We anticipate a completion of a Cooperative Agreement with EPA in Summer 2021; with cleanup planning and VCP approval in fall 2021, cleanup in the spring and summer of 2022; and closeout in autumn 2022. Table 3 shows the tentative Site cleanup schedule:
| **South Gate Housing Authority**  
**9019 Long Beach Boulevard Cleanup Grant** |

<table>
<thead>
<tr>
<th><strong>2021 Q1</strong></th>
<th><strong>2021 Q2</strong></th>
<th><strong>2021 Q3</strong></th>
<th><strong>2021 Q4</strong></th>
<th><strong>2022 Q5</strong></th>
<th><strong>2022 Q6</strong></th>
<th><strong>2022 Q7</strong></th>
<th><strong>2022 Q8</strong></th>
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<tr>
<td><strong>EPA Cleanup Draft Submission</strong></td>
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<td><strong>VCP Approval</strong></td>
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<td><strong>Cooperative Agreement and Workplan Complete</strong></td>
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<td><strong>VCP Draft Development; submission and revision</strong></td>
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<td><strong>VCP Finalization</strong></td>
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<td><strong>Soil cleanup</strong></td>
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<td><strong>Project Closeout / &quot;No Further Action&quot; Received from DTSC</strong></td>
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<tr>
<td><strong>Developer to begin vertical construction</strong></td>
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</table>

**b. Description of Tasks/Activities and Outputs**

i. **Project Implementation**

ii. **Anticipated Project Schedule**

iii. **Task/Activity Lead**

iv. **Outputs**

Sections i-iv located under description of tasks/activities and outputs have been combined due to the close relation of these items. The tasks and activities described below in table 4 are designed to be conducted within 18 months of award notice. Projected costs for each task/output will be listed below in table 5 in **Section 3.4 Cost Estimates**. The Housing Authority is confident that these tasks and activities can be eligible for reimbursement and appropriate to meet the Site project goals.

<table>
<thead>
<tr>
<th><strong>Details</strong></th>
<th><strong>Activities/ Subtasks</strong></th>
<th><strong>ii. Schedule</strong></th>
<th><strong>iii. Lead Entity</strong></th>
<th><strong>iv. Outputs</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>i. Implementation/Tasks</strong></td>
<td><strong>Task 1: Project Management and Reporting</strong></td>
<td><strong>Execute Cooperative Agreement</strong></td>
<td>30 days after award (Q2 or Q3)</td>
<td><strong>Applicant</strong></td>
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<td></td>
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<td><strong>Grant Management</strong></td>
<td>Continuous</td>
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<td></td>
<td></td>
<td><strong>Prepare EPA Progress Reports</strong></td>
<td>Quarterly</td>
<td><strong>Applicant</strong></td>
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<tr>
<td></td>
<td></td>
<td><strong>Travel to Brownfield Conference (1 person)</strong></td>
<td><strong>Year 1 (2021)</strong></td>
<td><strong>Applicant</strong></td>
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<td></td>
<td></td>
<td><strong>Final Closeout</strong></td>
<td>30 days after grant closeout</td>
<td><strong>Applicant</strong></td>
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<tr>
<td><strong>Task 2: Community Involvement</strong></td>
<td><strong>Draft/ Update Community</strong></td>
<td><strong>30 days after award</strong></td>
<td><strong>Applicant</strong></td>
<td><strong>Draft/ update CIP to reflect 3</strong></td>
</tr>
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</table>
South Gate Housing Authority  
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<table>
<thead>
<tr>
<th>Involvement Plan</th>
<th>Lead Community Meetings</th>
<th>Q1, Q4, and Q8</th>
<th>Applicant, Developer</th>
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</thead>
<tbody>
<tr>
<td>Task 3: Cleanup Planning</td>
<td>Final ABCA</td>
<td>Q2</td>
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<tr>
<td></td>
<td>VCP Draft</td>
<td>Q3</td>
<td>Applicant</td>
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<td></td>
<td>VCP Finalization</td>
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<td>Applicant</td>
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<td></td>
<td>Subcontractor Selection for Cleanup</td>
<td>Q4</td>
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<table>
<thead>
<tr>
<th>Task 4: Cleanup Activities</th>
<th>Kickoff</th>
<th>Q5</th>
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<tr>
<td></td>
<td>Soil Removal/Transport to Offsite Facility</td>
<td>Q5</td>
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<td>Confirmation Sampling</td>
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<td>Backfilling</td>
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<td>Report Preparation</td>
<td>Q6</td>
<td>Applicant</td>
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<tr>
<td></td>
<td>Closeout</td>
<td>Q7</td>
<td>Applicant, Developer</td>
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</tbody>
</table>

Meetings and their minutes: Final ABCA finalized, Draft VCP and finalize, select contractor for cleanup

Kickoff meeting/minutes, removal of contamination, prepare lab reports, backfilling property, final cleanup report, closeout

C. Cost Estimates

Based on prevailing costs in the region, proposals and previous Brownfields Assessments, staff anticipate expending approximately $150,000 for the completion of the Cleanup of the Site.

3.c.ii. Application of Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Personnel</th>
<th>$2,500¹</th>
<th>$3,500²</th>
<th>$1,000³</th>
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<tr>
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<td>Supplies</td>
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<tr>
<td>Direct Costs for 9019 Long Beach Boulevard</td>
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<td>$31,000</td>
<td>$101,000</td>
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Total EPA Federal Funding $189,000 $9,000 $31,000 $101,000 $160,000

Cost share (20% of requested) $25,000¹¹ $7,000¹² $32,000

Total Budget Category Total $216,000 $110,000 $43,000 $112,000 $192,000

9
South Gate Housing Authority
9019 Long Beach Boulevard Cleanup Grant

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<tbody>
<tr>
<td>federal funds)</td>
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<td>TOTAL BUDGET (Direct Costs +$9,000)</td>
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<td>Cost Share)</td>
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</table>

**Federal Funding Details:**

1. City Personnel: $75/hr x 33 hrs. = $2,500
2. City Personnel: $75/hr x 75 = $3,500
3. City Personnel: $75 x 13 = $1,000
4. City Personnel: $75 x 13 = $1,000
5. City Personnel Travel Expenses for Brownfields Conference (1 conference): $2,500 (no labor, only travel/expenses)
6. Supplies for public outreach meetings (Due to COVID-19, will be presented virtually): $500
7. Consultant to assist with project mgmt./reporting: $150/hr x 33 = $15,000
8. Consultant to assist with community outreach: $150/hr x 100 = $15,000
9. Subcontractor to assist with cleanup planning: = $150 x 200 = $30,000
10. Subcontractor to excavate/haul/dispose/backfill = $100,000

**iii. Eligibility of Cost Share Activities**

**Cost Share Details:**

11. VCP Fees: $25,000
12. Portion of disposal of non-hazardous soils: $7,000 of total $38,000.

d. Measuring Environmental Results

The environmental cleanup will lead to the future development, increased housing supply, and overall enhancement of the City. Results and outcomes of the assessments will be reported back to the EPA following definitive results in a timely and efficient manner, as dedicated staff and consultants have been lined up to aid in reporting requirements.

The outcome and results on the cleanup is consistent with the City’s strategic direction, as well as the Environmental Protection Agency’s Goals and Objectives as outlined in the Fiscal Year 2018-2022 U.S. EPA Strategic Plan. Anticipated outcomes align with EPA funding objectives for redevelopment; removal of blight; reduction of elimination of future contaminant exposure; create a residential space after site cleanup; encouragement of volunteerism (through the development process with Habitat for Humanity). The Cleanup of the Site will promote the mission of the EPA, to protect human health and the environment. In addition, the cleanup will provide a cleaner, safer, and healthier environment for the community of South Gate.
South Gate Housing Authority
9019 Long Beach Boulevard Cleanup Grant

4. Programmatic Capability and Past Performance
4.a. Programmatic Capability
i. Organizational Structure

The Housing Authority of South Gate and City of South Gate, though two separate entities, will manage this grant together, as they have done so successfully in the past (see 4.b. Past Performance and Accomplishments). To ensure successful management of the grant award, the City will utilize key departments and divisions. The Community Development Department, Housing Authority Division will act as the lead party to ensure timely and successful expenditure of funds, the completion of technical tasks, and the overall requirements of the projects and grant. Community Development Department has 23 Full Time Equivalent Employees and will work closely with the Public Works Department, the Administrative Department consisting of the Finance Division, and the in-house City Attorney. The City of South Gate operates with a City Council and City Manager structure.

ii. Description of Key Staff

Key Staff include the Interim Community Development Director, Paul Adams. Paul has over 20 years in executive management for various cities. Paul will oversee the remediation and redevelopment of the Site. Within the Community Development Department, Paul Adams is assisted by a Management Analyst, Dianne Guevara and various staff members with a specialized skill set.

An additional key staff member related to this grant and programs is the Public Works and Assistant City Manager, Arturo Cervantes. Prior to joining South Gate in 2014, Arturo led the City of Pico Rivera to receive over $150 million in grant funds and completed approximately $100 million in capital projects on time and within budget, both in under five years. Project highlights include the 2013 APWA award winning Passons Boulevard Underpass and Rivera Park Renovation Projects. Arturo will assist in project managing the remediation and redevelopment of the Site.

iii. Acquiring Additional Resources

The City will contract for any additional services or expertise needed to complete the remediation and redevelopment of the Site by utilizing its own procurement policy. The City’s policy is compliant with, but stricter than, federal requirements. The City keeps a meticulous procurement record for all brownfields-related acquisitions documenting outreach, cost/price analysis, rationale for decision, etc. The City intends to procure and contract with a QEP to oversee technical aspects of the cleanup.

The Housing Authority, in partnership with the City of South Gate, has the availability of additional resources through the use of various Consultants. Currently, the Housing Authority and City have a contract with RSG who focuses on economic development, housing, and community improvement. If the City is to acquire additional resources or consultants specific to the use of the grant funds, the City will follow EPA Procurement guidelines if grant funding is to be utilized. The City will also seek proposals for technical expertise as needed throughout the Brownfields Assessments, Environmental Review, and implementation of various projects.
4.b. Past Performance and Accomplishments

(1) Accomplishments

The City’s Community Development Department administers the City’s on-going Federal Grant programs, including the Section 8 Housing Choice Voucher Program, the Community Development Block Grant Program, the HOME Investment Partnerships Program, and on-going federally funded Home Improvement and Minor Home Repair programs. The Housing Authority works with the Los Angeles Homeless Services Authority (LAHSA) and PATH Gateway Connections to inform the homeless population of all available resources. Housing staff also oversees the review of any Federal or State Tax Credit Allocation applications and oversee the day-to-day management of grants Additional grants that the City has include:

- Awarded a $4.6 million Active Transportation Program Grant to fund improvements on Tweedy Mile to enhance pedestrian safety and beautify the corridor.
- Awarded a $174,000 grant for an Open Streets event from Los Angeles Metro Transportation Authority (Metro) to promote sustainable transportation modes, foster community participation in the development of multi-modal policies and infrastructure, and improve economic and public health.
- Awarded a $315,000 SB 2 technical assistance grant for improving processing systems to expedite the review and approval of residential projects in the City.
ATTACHMENT C: Public Hearing Notice
NOTICE OF PUBLIC INFORMATIONAL MEETING REGARDING THE ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES ("ABCA") FOR THE 9019 LONG BEACH BL REDEVELOPMENT PROJECT

Pursuant to Section 33490 of the California Community Redevelopment Law, Health and Safety Code Sections 33000 et seq. ("Law"), the City of South Gate Planning Commission will conduct a public meeting to consider review and receive public comment on the draft Analysis of Brownfield Cleanup Alternatives, also known as "ABCA", for the proposed affordable housing development at 9019 Long Beach Boulevard, South Gate. The South Gate Housing Authority and Habitat for Humanity of Greater Los Angeles are negotiating an agreement for the disposition and development of the Housing Authority property located at 9001, 9015, and 9019 Long Beach Boulevard ("Project"). If subsequently approved by the Housing Authority, the result in the redevelopment of an existing tire shop and vacant property, remediation of lead contamination at 9019 Long Beach Boulevard, and development of 14 townhome units for sale and rental to extremely low to moderate income households. The purpose of the draft ABCA is to describe the options available to the Housing Authority to remediate lead contamination at the tire shop property.

The public is encouraged to attend the meeting of the Planning Commission to learn more about the Project and cleanup alternatives being considered. The Planning Commission meeting is for informational purposes only, as no action will be taken at this time with regard to the proposed Project.

WHAT: Informational Meeting on Brownfield Cleanup Alternatives and Proposed 14-Unit Affordable Housing Project at 9001-9019 Long Beach Boulevard, South Gate.

WHERE: Members of the public wishing to observe the meeting may join through a Call-in Conference. For the updated Dial-In Number and Conference Code for the October 20th Planning Commission meeting please visit the City’s website at www.cityofsouthgate.org/AgendaCenter.

WHEN: October 20, 2020
7:00 p.m. (or as soon as possible thereafter)

Residents or other interested parties may attend this public meeting to offer comments on the proposed Project and draft Analysis of Brownfield Cleanup Alternatives, or ABCA. A copy of the draft ABCA is available for public inspection at the above address.

If you wish to obtain further information about the proposed Project or draft ABCA, please contact Dianne Guevara, Management Analyst at the City of South Gate Community Development Department, at (323) 563-9535, or at dguevara@sogate.org.

Post and Publish on:
October 6, 2020
ATTACHMENT D: Project Site Map
ATTACHMENT E: Location Map