NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

August 20, 2026

City of South Gate
8650 California Avenue
South Gate, CA 90280

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of South Gate.

REQUEST FOR RELEASE OF FUNDS

On or about August 26, 2026, the City of South Gate will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) funds and under Title 24 Part 570 and HOME Investment Partnerships Program (HOME) funds under Title 24 Part 92 to undertake a project known as the 9001-9019 Long Beach Boulevard Habitat for Humanity Project, located at 9001-9019 Long Beach Boulevard, at the southwest corner of the intersection of Willow Place and Long Beach Boulevard (APN(s): 6204-025-900, 6204-025-901, and 6204-025-902). The City expects to provide approximately $225,000 in CDBG funding and $1,545,673.64 in HOME funding for the Project.

PROJECT DESCRIPTION

The Project will redevelop an approximately 0.66-acre site through the demolition and removal of all existing on-site structures and improvements, remediation and disposal of contaminated soil associated with commercial uses, site preparation, and construction of a common interest subdivision consisting of 14 attached affordable townhomes in four buildings. The proposed development will include approximately 18,656 square feet of residential building area, with unit sizes ranging from approximately 1,100 to 1,372 square feet. Building heights will not exceed 33 feet, 2 inches. Thirteen units will be three-story homes with three bedrooms and 2.5 bathrooms, and one unit will be a two-story ADA-accessible home with two bedrooms and two bathrooms. The development will also include attached garages, guest parking, landscaped common open space, pedestrian walkways, and related site improvements.

HUD funds will support eligible activities, including demolition, environmental remediation, site clearance, and related site preparation. These activities will eliminate blighted conditions, address environmental and public health hazards associated with historical site contamination, and prepare the site for the construction of affordable housing for income-qualified homebuyers.

FINDING OF NO SIGNIFICANT IMPACT

The City of South Gate has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of South Gate Community Development Department, Housing Division located at 8650 California Avenue, South Gate CA 90280 and may be examined or copied Monday – Thursday 7:30 A.M to 5:00 P.M. The record is also available online at:

https://www.cityofsouthgate.org/Government/Departments/Community-Development/South-Gate-Housing-Authority.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Carol Averell, Housing Manager, Community Development Department at 8650 California Avenue, South Gate CA, 90280, by phone at (323) 563-9500 or e-mailing caverell2@sogate.org. All comments received by August 25, 2026, or fifteen (15) days from the actual date of publication, whichever is later will be considered by the City of South Gate prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of South Gate certifies to HUD that Rob Houston in his capacity as City Manager for the City of South Gate consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of South Gate to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of South Gate's certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of South Gate; (b) the City of South Gate has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Los Angeles Field Office located at 300 North Los Angeles Street, Suite 4054, Los Angeles, CA 90012. Potential objectors should contact HUD to verify the actual last day of the objection period.

Rob Houston, City Manager
City of South Gate