

## Application Information Sheet

## (1) Applicant Identification

**Name:** City of South Gate**Address:** 8650 California Ave, South Gate, CA 90280

## (2) Website URL

<https://www.cityofsouthgate.org/Home>

## (3) Funding Requested

a. **Grant Type:** Single Cleanupb. **Federal Funds Requested:** \$161,289.45

## (4) Location

a) City: City of South Gate

b) County: Los Angeles County

## (5) Property Information

Property Name: 9001 Long Beach Bl.

Property Address: 9001-90019 Long Beach Blvd, South Gate, CA  
90280

## (6) Contacts

a. Project Director

**Name:** Gabriel Perez**Phone Number:** 323 357-5824**Email Address:** gperez@sogate.org**Mailing Address:** 8650 California Ave South Gate, CA  
90280

b. Chief Executive/Highest-Ranking Elected Official

**Name:** Joshua Barron**Phone Number:** 323-563-9543**Email Address:** jbarron@sogate.org**Mailing Address:** 8650 California Ave South Gate, CA 90280(7) Population**Population estimates as of July 1, 2024:** 90,805(8) Other Factors

| <b>Sample Format for Providing Information on the Other Factors</b>                    | <b>Page #</b> |
|--|---------------|
| Community population is 15,000 or less.  | N/A           |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States | N/A           |

|  |     |
|--|-----|
| Territory.   |     |
| The proposed site(s) is impacted by mine-scarred land.   | N/A |
| Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.  |     |
| The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | N/A |
| The proposed site(s) is in a federally designated flood plain.   | N/A |
| The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.   | N/A |
| The reuse of the proposed site(s) will incorporate energy efficiency measures.   | 8   |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.   | 8   |
| The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.   | N/A |

## PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### Target Area and Brownfields

- a. Overview of Brownfield Challenges and Description of Target Area:  
The Target Area consists of the City of South Gate, a 7.4 mile city 7 miles south of downtown Los Angeles, California with a population of 90,805 (<https://censusreporter.org/>). Almost 95% of the population is Latino or Hispanic. According to the United States Census Bureau, as of 2023, the median household income was \$71,315, and the per capita income was \$24,567. It is part of the Gateway Cities region of southeastern Los Angeles County, known as the Azalea city since the flower was declared the city symbol in 1965. Historic industrial land uses have left South Gate with multiple underutilized and potentially contaminated sites, such as the Firestone tire and rubber Company operating its industrial plant in the area since 1922. There has also been a focus on industrial enterprise dating back to the 1980s (<https://www.southgatecc.org/>). In a city where available land is already sparse, the presence of brownfields introduces an additional barrier to development. The cleanup of brownfields would allow for the production of new housing units, in an area where affordable housing availability is severely limited. The median cost of a home in the area is \$702,500, a price which is difficult to meet for residents whose median household income is 33% less than the average median income of California (<https://www.city-data.com/>) (<https://www.redfin.com/>). These significant brownfield challenges have constrained redevelopment for the site at 9001-9019 Long Beach Blvd., South Gate, CA 90280. While two of the three project parcels (9001 and 9015 Long Beach Blvd.) do not have environmental conditions, the third parcel (9019 Long Beach Blvd.) presents contaminants. The site has a long history of industrial and automotive-related uses, including operation as a greasing, gasoline, and oil facility beginning in the 1950s and as an auto repair shop since the 1970s. Environmental assessments have identified soil contamination, including elevated levels of lead and thallium and total hydrocarbons (THP), exceeding residential environmental screening levels and requiring remediation prior to housing development. These brownfield conditions negatively impact the surrounding community by limiting the availability of developable land for much-needed housing and discouraging private investment. The presence of contamination also poses potential risks to public health and the environment if left unaddressed and contributes to blight and disinvestment in the area. This grant would play a critical role in addressing these challenges by providing the resources necessary to remediate contaminated soils and prepare the site for safe residential use. By enabling cleanup focused on lead and thallium contamination, the grant helps remove a key barrier to redevelopment, supports the transition of the site to productive use, and advances the City's housing and revitalization goals. The project also supports equitable redevelopment by ensuring that environmental hazards are addressed, small business owners receive full relocation benefits, and formerly contaminated land is returned to the community as safe, affordable housing.
- b. Description of the Proposed Brownfield Site(s):  
The parcels are located along a developed commercial corridor and are proposed for future residential use. The location is at the intersection of Long Beach Blvd and Willow PL, in the heart of South Gate. Phase I and Phase II Environmental Site Assessments (ESAs) were completed for all three parcels. Lots 9001 and 9015 were found to have no recognized environmental conditions and are currently vacant or underutilized, with no known history of contaminating uses. Lot 9019 Long Beach Boulevard is the primary focus of cleanup activities. The site is currently occupied by an auto repair and automobile accessory business, which has been vacated. Historical records show that the property was previously used as a gasoline facility in the 1950s. These past and current land uses are consistent with typical brownfield sites and have contributed to soil contamination on the parcel. A Phase I ESA identified recognized environmental conditions at lot 9019, prompting further investigation through a Phase II Environmental Site Assessment and an additional Phase II review. Subsurface soil sampling confirmed the presence of contaminants associated with historical automotive operations. Analytical results identified elevated concentrations of lead, thallium, and total hydrocarbons (THP) that exceed applicable environmental screening levels for residential land use. Arsenic was also detected in soil samples, however, concentrations are consistent with naturally occurring background levels commonly found in California soils and are not expected to require remediation. Based on the findings of the additional Phase II assessment, remediation efforts will focus on lead, thallium, and petroleum-related hydrocarbons to ensure the site is suitable for residential development. Upon completion of cleanup activities and removal of existing structures as necessary, the property will be prepared for safe residential reuse. The proposed cleanup will eliminate environmental hazards associated with legacy automotive uses, address long-standing brownfield

conditions, and enable the productive redevelopment of the site for housing.

#### Revitalization of the Target Area

#### c. Reuse Strategy and Alignment with Revitalization Plans:

The site at 9001 Long Beach Boulevard will be repurposed into a 14-unit affordable homeownership development consisting of carefully designed townhomes serving low-income households earning 80% of Area Median Income (AMI) and below. This redevelopment will transform a previously underutilized parcel along a major transit corridor into productive residential use, advancing neighborhood revitalization and reinvestment. The project aligns directly with the City of South Gate's 2021–2029 Housing Element goals to expand housing opportunities for moderate- and low-income households and contributes to the City's target of producing pipeline projects and over 1,000 housing units affordable to households below median income. It also supports the Gateway Cities Specific Plan by accelerating infill development that increases housing supply, choice, and affordability near key transportation corridors. Remediation and redevelopment of the site will eliminate potential environmental hazards associated with prior land use and replace them with safe, healthy housing for first-time homebuyers. The site is located in an area of minimal flood risk according to FEMA Flood Map Service Center data and is within walking distance of multiple Metro A Line stations, including 1st Street, 5th Street, and Anaheim Street, supporting transit-oriented development and reduced vehicle dependence (<https://msc.fema.gov/>). Project planning has been conducted in partnership between Habitat for Humanity of Greater Los Angeles and the City of South Gate, with direct community engagement through participation in local events to gather resident input on homeownership opportunities. This reuse strategy is strongly supported at the municipal and community levels and represents a sustainable, equitable approach to revitalizing a formerly underutilized site into long-term affordable housing.

#### d. Outcomes and Benefits of Reuse Strategy:

Following the cleanup, the proposed site will be repurposed for affordable homeownership, directly supporting economic revitalization and community-serving development in South Gate. Environmental remediation will remove barriers to investment, enabling the property to be safely redeveloped into affordable homeownership opportunities that address local housing needs. New housing construction will generate short-term economic activity through the creation of construction jobs. Longer-term impacts will include increased local spending by new residents, higher neighborhood stability, and an expanded local tax base. The project will also support the preservation of affordability and community wealth-building by enabling development focused on long-term housing stability rather than competitive markets. This project would reduce blight, improve public health conditions, and enhance surrounding property values. At the end of the grant period, the site will be tested for lead and asbestos before the demolition of the current structure, all potentially contaminated soil will be removed with new soil brought in, and the site graded and ready for upward construction of 14 affordable homes for ownership. 14 households will purchase their first home on an affordable rate. To reduce vulnerability to wildfire, all structures will incorporate Class A fire-rated roofing. Ember-resistant vents will be installed to prevent wind-driven embers from entering the attic and crawl spaces. Additionally, cement and stucco cladding will be used on exterior walls, providing non-combustible protection that limits fire spread and enhances structural durability. All buildings will be designed and constructed in full compliance with the California Building Code, which represents some of the most stringent seismic standards in the nation. The proposed redevelopment of the site in South Gate will incorporate renewable energy and energy efficiency measures to reduce environmental impact and lower utility costs for residents. Solar photovoltaic panels will be installed on rooftops to generate clean, renewable electricity for homes. Energy-efficient building systems, including high-performance insulation, windows, and HVAC units, will be integrated to minimize energy consumption. Additionally, low-energy lighting, Energy Star-rated appliances, and water-saving fixtures will further reduce household energy consumption. These measures not only support sustainability goals but also lower long-term operating costs for homeowners, making affordable homeownership more financially accessible.

#### Strategy for Leveraging Resources

e. Resources Needed for Site Characterization:

If additional site characterization is required to advance remediation, the City of South Gate, in partnership with Habitat for Humanity of Greater Los Angeles (Habitat LA), will pursue a combination of federal, state, and local funding resources for assessment. In addition, Habitat LA and the City will seek California state resources, such as the Department of Toxic Substances Control (DTSC) 's site assessment and oversight programs, as well as environmental planning funds available through state housing and redevelopment initiatives. Local HOME and CDBG funds may also be leveraged Habitat LA will also explore philanthropic and private funding to fill gaps not covered by public sources, particularly where additional testing is needed to support affordable housing reuse. Together, these resources ensure that any further site characterization needed to continue remediation can be completed without delaying project timelines, however the need for more funds to characterize the site is not anticipated.

f. Resources Needed for Site Remediation:

The City of South Gate, in partnership with Habitat for Humanity of Greater Los Angeles (Habitat LA), has secured and is pursuing multiple funding resources to support completion of remediation at the proposed site(s). Habitat LA is currently utilizing a DTSC Environmental Cleanup and Redevelopment Grant (ECRG) of \$266,616, which is being applied directly to eligible cleanup and redevelopment-related activities (Attachment C). The City has secured Community Development Block Grant (CDBG) funds to fully cover demolition activities necessary to prepare the site(s) for redevelopment and reuse (Attachment D). To authorize the use of these CDBG funds, the City will present a substantial amendment to its CDBG program to the City Council on February 24, 2026, in accordance with HUD requirements. A 30-day public notice and review period will precede the hearing, with the notice scheduled to be issued on January 22, 2026 (Attachment F) Upon City Council approval, CDBG funds will be available to proceed with demolition activities immediately following remediation. These funds combined with funds from this EPA Brownfield grant will be sufficient for site remediation. Resources Needed for Site Reuse: The City of South Gate, in partnership with Habitat for Humanity of Greater Los Angeles (Habitat LA), is advancing funding to support reuse activities following remediation of the proposed site. HOME (Home Investment Partnerships Programs) funds will be used by Partnership Housing Inc, a Community Housing Development Organization subsidiary of Habitat LA, for construction activities. Application for HOME funds is currently under way but has yet to be secured. In addition to the secured demolition funding, the City and Habitat LA will continue to pursue complementary public and private redevelopment resources to support subsequent reuse of the site, including predevelopment and construction funding.

g.

| Name of Resource | Is the Resource for (1.e) Assessment, (1.f.) Remediation, or (1.g.) Reuse Activities? | Is the Resource Secured or Unsecured | Additional Detail or Information about the Resource |
|------------------|---|--------------------------------------|---|
| ECRG             | 1.e./1.f.   | Secured                              | \$266,616   |
| EPA Brownfield   | 1.f.  | Unsecured                            | \$161,289.45  |
| CDBG             | 1.f.  | Secured                              | \$225,000 to be allocated                           |
| HOME             | 1.g.  | Unsecured                            | \$400,000 to be allocated                           |

h. Use of Existing Infrastructure:

This grant will facilitate the reuse of the identified site in the target area by prioritizing the existing public infrastructure that the site has, including paved road access, water and sewer connections, stormwater systems, and electrical service. By focusing on an infill and underutilized sites within the City of South Gate, the project leverages existing utility networks and transportation infrastructure, reducing the need for costly new

extensions. The use of existing infrastructure supports efficient redevelopment, shortens development timelines, and lowers overall project costs.

## 2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### Community Need

#### The Community's Need for Funding:

The City of South Gate is a densely populated community with limited financial capacity to address environmental contamination and advance brownfield reuse independently. As of 2024 it has a population of approximately 90,805. The population density is around 12,328 people per square mile (<https://worldpopulationreview.com/>). According to EPA's EnviroAtlas indicators, over 85% of residents live below the local quality-of-life threshold, reflecting high concentrations of low-income households, environmental stressors, and limited access to community assets ([EnviroAtlas](#)). These conditions significantly constrain the City's ability to draw on local revenues or attract private investment for environmental remediation. The City's modest tax base and high community needs limit its ability to fund cleanup activities or redevelopment ([City Stats City of South Gate](#)). Environmental uncertainty further discourages private capital, perpetuating blight and environmental exposure in neighborhoods already experiencing disproportionate health and environmental burdens. This grant directly addresses these gaps by providing federal resources that South Gate would otherwise be unable to access. EPA Brownfields funding will enable remediation that protects public health, reduces environmental risks, and removes barriers to reuse and redevelopment. By addressing contamination in a community with demonstrated economic and ecological vulnerability, this grant will provide a better life for South Gate residents.

#### b. Health or Welfare of Sensitive Populations:

This grant and the proposed reuse strategy will directly address environmental and public health risks faced by sensitive populations in the City of South Gate by reducing exposure to contamination and transforming underutilized brownfield sites into a productive community asset. Cleanup activities funded through the Brownfields program will remove contaminated soils, lowering the risk of exposure for nearby residents, including young children, older adults, pregnant women, and households with pre-existing health conditions such as asthma of which 6.9% of the population in South Gate suffers from (<https://www.city-data.com/>). 1% of the population has bronchitis, and 3.8% of the population has had cancer. By advancing remediation and enabling planned reuse, the project will eliminate blight and environmental uncertainty that disproportionately affect low-income neighborhoods. The reuse strategy prioritizes affordable housing, which reduces displacement while improving neighborhood conditions.

#### c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:

South Gate is identified by the California Office of Environmental Health Hazard Assessment (OEHHA) as a high-burden community under CalEnviroScreen, due to elevated exposure to air pollution, toxic releases, and traffic density combined with socioeconomic vulnerability. These factors are closely linked to asthma, cardiovascular disease, and cancer risk ([oehha.ca.gov/](http://oehha.ca.gov/)). The Los Angeles County Department of Public Health's Community Health Profile for South Gate confirms that residents face environmental exposures and socioeconomic stressors that increase vulnerability to chronic disease ([publichealth.lacounty.gov](http://publichealth.lacounty.gov/)). Importantly, OEHHA and peer-reviewed studies show that low-income communities with high cumulative pollution burdens experience higher asthma hospitalizations, respiratory illness, and long-term cancer risk, regardless of whether current prevalence rates appear statistically similar at a single point in time ([oehha.ca.gov](http://oehha.ca.gov/)). These findings underscore that South Gate's low income residents face greater-than-normal health risks tied to environmental exposure, reinforcing the need for brownfield remediation to reduce ongoing threats and prevent future disease. The grant-funded remediation will remove or contain hazardous substances, reducing ongoing exposure risks linked to health conditions. Lead exposure can cause difficulty concentrating, a symptom which 24.2% of South Gate residents report experiencing. This rate is 4% higher than that of the county, and 6.7% higher than that of the state. (<https://www.city-data.com/>) Additionally, the presence of total hydrocarbons can cause fatigue,

which South Gate residents experience at a rate of 55.4%, 4.2% higher than the county level, and 4.1% higher than the state level (<https://wwwn.cdc.gov/>). Air pollutants like the chemicals found at the 9001 Long Beach blvd site can make it difficult for people to see even with glasses or contacts, which South Gate residents experience at a rate of 25.1%, 4.9% higher than the county level and 5.1% higher than the state level (<https://wwwn.cdc.gov/>)(<https://www.city-data.com/>). Cleanup and redevelopment as affordable homeownership housing ensures long-term site controls, safer living conditions, and improved environmental health for vulnerable, low-income families.

#### Economically Impoverished/Disproportionately Impacted Populations:

The proposed grant and reuse strategy directly addresses environmental and economic inequities affecting the City of South Gate, a predominantly Hispanic and low-income community that has historically borne disproportionate environmental burdens. As of 2020 data from the EPA, Hispanic populations made up 23.7% of the population within 1 mile of all brownfields in the country, though their population consisted of 19% of the entire US population (<https://www.epa.gov/>) (<https://www.pewresearch.org/>). Additionally, households below the poverty level made up 20.1% of the households within 1 mile of a brownfield, though households in poverty made up 11.4% of the population (<https://www.congress.gov/>)(<https://www.epa.gov/>). Approximately 95 percent of South Gate residents identify as Hispanic or Latino, and the city's median household income is significantly lower than county averages (\$71,315 vs \$87,760), with a substantial portion of residents (13.2%) living below the federal poverty level ([census.gov](https://www.census.gov/)). In conclusion, the proposed cleanup and reuse of the brownfield site in the City of South Gate directly responds to documented environmental and socioeconomic disparities affecting a predominantly Hispanic and low-income community. National and local data demonstrate that brownfields are disproportionately located in communities with higher concentrations of residents living in poverty and communities of color, limiting both environmental quality and economic opportunity. By remediating contamination and returning this property to productive use, the project will reduce exposure to environmental hazards, improve public health conditions, and advance equitable redevelopment in a community that has historically experienced cumulative environmental burdens and disinvestment.

#### Community Engagement

##### d/e. Project Involvement & Project Roles

| <b>Name of entity/<br/>organization</b>  | <b>Entity's mission</b>                    | <b>Point of Contact<br/>(name &amp; email)</b>  | <b>Specific involvement<br/>in the project/<br/>assistance provided</b>  |
|--|--|---|--|
| South Gate Police Department             | Protect and serve the people of South Gate | Sean Palos<br>spalos@sogate.org   | Will partner with Habitat LA at public events to collect feedback from the public on reuse activities                    |
| Office of Congresswoman Nanette Barragan | Serve the constituents of South Gate       | Ernesto Gomez<br>Ernesto.gomez@mail.house.gov   | Provide movement at the government level when needed. Acts as a voice for the public about the future re-use of the site |
| Kipp Corazon Academy                     | Provide Public Education grades            | Denise Gomez<br><a href="https://www.kippsocal.org/corazon">https://www.kippsocal.org/corazon</a> | Serve as a connection point to households who are potential future homeowners to gauge public interest in future         |

|  |  |  |                 |
|--|--|--|-----------------|
|  |  |  | re-use of site. |
|--|--|--|-----------------|

- d. Incorporating Community Input: Habitat for Humanity of Greater Los Angeles (Habitat LA) will implement a comprehensive community involvement strategy designed to ensure meaningful participation from residents, community-based organizations, and other stakeholders throughout the project lifecycle. In addition to providing quarterly project updates during City Council meetings, Habitat LA will partner with local nonprofit organizations, neighborhood associations, and advocacy groups to conduct targeted outreach and engagement activities that are accessible and culturally appropriate for South Gate residents. Community engagement will include a combination of in-person and alternative participation methods to reduce barriers to involvement. These will include community workshops, virtual meetings and webinars, multilingual informational materials, project updates distributed through social media and email newsletters, and a dedicated project webpage hosted by the City. Habitat LA staff will be responsible for coordinating engagement activities, collecting community input, and responding to questions or concerns raised by residents and partner organizations in a timely manner. Feedback gathered through these efforts will be documented and incorporated into project planning and decision-making processes, ensuring that community perspectives inform site cleanup and reuse activities. This approach will promote transparency, strengthen partnerships with local organizations, and ensure that residents, particularly those from disproportionately impacted and economically disadvantaged populations, have ongoing opportunities to participate in and shape the redevelopment of the brownfield site. All input will be reviewed by Habitat LA and The City of South Gate and responded to by the city.

**(3)TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

a. Proposed Cleanup Plan Task/Activity:

The first phase of cleanup will involve asbestos and lead-based paint testing of the existing on-site structure prior to its demolition, scheduled for the first quarter of 2026. EPA grant funds in the amount of \$9,000 will be used to conduct certified inspections and laboratory analysis to determine the presence and extent of asbestos-containing materials and lead-based paint. The results will be documented in a Lead and Asbestos Assessment Report, which will guide subsequent abatement and waste handling activities. All testing will be conducted by qualified professionals in compliance with EPA, Cal/OSHA, and California Department of Public Health regulations. The second phase will consist of waste management, soil importation, and grading activities, scheduled for the third quarter of 2026. EPA grant funds totaling \$49,609 will support the removal and proper disposal of contaminated materials and debris, while \$14,390.96 in non-EPA Environmental Cleanup and Redevelopment Grant (ECRG) funds will supplement these efforts. Identified hazardous materials, including asbestos-containing debris and lead-impacted materials, will be removed by licensed contractors and transported to approved disposal facilities in accordance with Resource Conservation and Recovery Act (RCRA), California hazardous waste regulations, and local landfill acceptance criteria. Clean imported soil will be used to replace removed contaminated material and to achieve final site grading in preparation for redevelopment. \$95,000 in EPA funds will be used for grading. The anticipated output of this phase is a graded and remediated site suitable for residential reuse.

|  |
|--|
| <b>Task/ Activity: Conduct asbestos and lead testing for structure on site</b> |
| Project Implementation   |
| EPA Funded tasks/ activities: Asbestos and Lead Testing- \$9,000               |
| Non-EPA Grant Resources needed: N/A  |
| c) Anticipated Project Schedule: 3Q26, 4Q26                                    |

|   |
|---|
| d)Task/ Activity Lead: Habitat LA   |
| e)Outputs: Lead/ Asbestos report  |
| <b>Task/ Activity: Waste Management</b>   |
| Project Implementation<br>EPA Funded tasks/ activities: excavation of contaminated soil, import of clean soil<br>\$49,609<br>Non EPA Grant Resources needed: ECRG-\$14,390.96 |
| c) Anticipated Project Schedule 4Q26  |
| d)Task/ Activity Lead: Habitat LA   |
| e)Outputs: Site with clean soil, ready for grading  |
| <b>Task/ Activity: Grading</b>  |
| Project Implementation<br>EPA Funded tasks/ activities: grading<br>\$95,000   |
| c) Anticipated Project Schedule 2Q27  |
| d)Task/ Activity Lead: Habitat LA   |
| e)Outputs: Graded, remediated site  |

b. Project Implementations:

The EPA funding will support critical environmental activities to address the proposed site safely. These activities will be managed through a subaward to Habitat LA as they have extensive knowledge of the site and remediation activities. These tasks include: 1. Waste Management of Contaminated Soil and Importing Clean Soil:: Contaminated soil identified on-site will be excavated appropriately, contained, and transported to an approved disposal facility in accordance with federal and state environmental regulations. Clean soil will be brought in to replace excavated contaminated material, ensuring the site is safe for future use and meets applicable environmental standards. 2. Grading and Site Preparation: The site will be graded to prepare it for redevelopment. 3. Lead and Asbestos Testing: Comprehensive lead and asbestos testing will be conducted on the existing structure before demolition to identify hazardous materials. Post-demolition testing will verify that all contamination has been removed and that the site is safe for reuse

c. Anticipated Project Schedule:

Quarter 3,2026: Lead and asbestos testing for vacant property prior to it's demolition.

Quarter 4 2026: Waste Management Activities: Excavation, stockpiling and off-site disposal of up to 100 cubic yards of impacted soil, followed by backfilling with clean import soil. Post Demolition asbestos and lead testing: Conduct follow-up testing to confirm all hazardous materials have been removed and the site is safe for reuse.

Quarter 2, 2027: Grading of Site: Grade the site to stabilize terrain, ensure proper drainage, and prepare for future use. DTSC Regulatory Oversight Through Closure: Completion of all regulatory reporting and oversight activities to formally close the remediation process.

d. Task/Activity Lead:

Habitat for Humanity of Greater Los Angeles (Habitat LA) will serve as the lead entity for all EPA-funded tasks and activities associated with the proposed site. Habitat LA has been actively overseeing cleanup activities on this site through a previous ECRG grant, giving the organization direct knowledge of site conditions and ongoing remediation processes. As the eventual owner of the property, Habitat LA has a vested interest in ensuring that all cleanup activities are performed safely, efficiently, and in compliance with EPA and DTSC requirements. While Habitat LA will lead overall project management, tasks such as soil testing, hazardous material surveys, and remedial implementation will be executed by qualified environmental professionals under

Habitat LA's direction.

e. Outputs

Anticipated Outputs/Deliverables for EPA-Funded Activities

1. **Pre-Demolition Asbestos & Lead Testing-** Testing report confirming asbestos and lead content prior to demolition  
**Output:** 1 finalized asbestos and lead report
2. **Waste Management & Grading-** Excavation, stockpiling, off-site disposal of lead-impacted soil, backfill with clean soil  
**Output:** Up to 100 cubic yards soil removed and replaced with clean soil
3. **Grading-** leveling and shaping of land in preparation for construction  
**Output:** 1 graded site ready for reuse
4. **Post-Demolition Asbestos & Lead Testing-** Confirmation testing report showing site is free of hazardous materials  
**Output:** 1 finalized asbestos and lead report

a. Cost Estimates

Cost Estimates were developed in partnership with SCS Engineers, the contractor tasked with completing environmental reviews and remediation. Waste management of contaminated soil and importation of clean soil is budgeted at \$49,609 and will cover the excavation, transportation, disposal, and replacement of impacted material in compliance with all applicable federal and state regulations. This activity assumes the removal of approximately 100 cubic yards of contaminated soil at an estimated cost of \$65 per cubic yard for excavation and loading (\$6,500). Transportation to a licensed disposal facility is estimated at approximately five truckloads at \$750 per load (\$3,750), and disposal fees are estimated at \$85 per cubic yard for 100 cubic yards (\$8,500). Certified clean soil will be imported at an estimated cost of \$45 per cubic yard for 100 cubic yards (\$4,500), with an additional lump sum of \$26,359 allocated for placement, compaction, equipment mobilization, and contingency to account for variable site conditions and regulatory requirements. These activities will ensure contaminated media is properly removed and replaced with material suitable for redevelopment.

Grading and site preparation is budgeted at \$95,000 and includes labor, equipment, and professional oversight necessary to prepare the remediated site for future redevelopment. Heavy equipment, including a grader, loader, and excavator, is estimated at 120 hours at \$175 per hour (\$21,000). Site labor, including equipment operators and field crew, is estimated at four workers for 80 hours each at \$65 per hour (\$20,800). Engineering oversight and field supervision are estimated at 40 hours at \$150 per hour (\$6,000). Additional costs include dust and erosion control measures (\$4,500), surveying and site layout services at 24 hours at \$140 per hour (\$3,360), and mobilization and demobilization of equipment (\$7,500). A contingency allowance of \$31,840 is included to address unforeseen subsurface conditions that may be encountered during grading activities.

Lead and asbestos testing is budgeted at \$9,000 and will be conducted to characterize hazardous building materials and inform appropriate cleanup and disposal methods. A certified environmental inspector will perform site inspections and sampling over an estimated 24 hours at \$125 per hour (\$3,000). Sample collection is anticipated to include approximately 30 lead and asbestos samples at \$75 per sample (\$2,250), with laboratory analysis at \$85 per sample (\$2,550). Preparation of the final assessment report and regulatory documentation is estimated at 10 hours at \$120 per hour (\$1,200). The resulting lead and asbestos report will guide abatement activities and ensure compliance with EPA, Cal/OSHA, and California Department of Public Health requirements. \$7,680.45 of funds will be used as an indirect cost at a rate of 5%. Indirect costs will be used for general overhead, rent and utilities and insurance.

| Budget Categories  |  | Project Tasks (\$) |          |          |                      | Total        |
|--|--|--------------------|----------|----------|----------------------|--------------|
|  |  | (Task 1)           | (Task 2) | (Task 3) | Administrative Costs |              |
| <b>Direct Costs</b>  | Personnel  |                    |          |          |                      |              |
|  |  |                    |          |          |                      |              |
|  | Travel <sup>1</sup>  |                    |          |          |                      |              |
|  | Equipment <sup>2</sup>   |                    |          |          |                      |              |
|  | Supplies   |                    |          |          |                      |              |
|  | Contractual  |                    |          |          |                      |              |
|  | Construction <sup>3</sup>  |                    |          |          |                      |              |
|  | Other (include subawards, conference registration fees, a participant support costs such as stipends) (specify type) | \$49,609           | \$95,000 | \$9,000  |                      |              |
| <b>Total Direct Costs<sup>4</sup></b>                        |  | \$49,609           | \$95,000 | \$9,000  |                      |              |
| Indirect Costs <sup>4</sup>                                  |  |                    |          |          | \$7,680.45           |              |
| <b>Total Budget</b><br>(Total Direct Costs + Indirect Costs) |  |                    |          |          |                      | \$161,289.45 |

## Threshold Criteria

- 1) Applicant Eligibility
  - a. The City of South Gate meets the Threshold criteria because it is a designated City in the County of Los Angeles
  - b. The City of South Gate is not a 501(c)(4) organization
- 2) Previously Awarded Cleanup Grants
  - a. The proposed site has not been the recipient of an EPA Brownfield Cleanup Grant
- 3) Expenditure of Existing EPA Multipurpose Grant
  - a. The City of South Gate does not have an existing EPA Brownfield Multipurpose Grant
- 4) Site Ownership
  - a. The City of South Gate is the owner of this site
- 5) Basic Site Information

The site in question is titled 9001 Long Beach Blvd, located at 9001 Long Beach Blvd, South Gate, CA 90280
- 6) History and Contamination at the Site
  - a. The site is contaminated with hazardous substances, not petroleum
  - b. The site was previously used as a greasing, gasoline, and oil facility in the 1950s and an automobile repair shop in the 1970s. The site is currently vacated with the structure still in place
  - c. Contaminates of concern according to a Phase I and Phase II report show elevated concentrations of lead, thallium and total hydrocarbons
  - d. The site's contamination stems from the previous automotive uses. Contamination is limited to a single lot
- 7) The proposed site is a) not listed or proposed for listing on the National Priorities List b) not subject to unilateral administrative orders, court orders, administrative orders on consent or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to jurisdiction, custody, or control of the US government under 101(39)(B)(ii), (iii), and (vii) and the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k).
- 8) Environmental Assessment Required for Cleanup Grant Applications

A Phase I and Phase II environmental review have been completed. A second round of vapor intrusion investigations are under way. The Phase II was completed on January 28, 2020
- 9) Site Characterizations
  - a. Additional assessment is needed to sufficiently characterize the site for the remediation work to begin. There will be a sufficient level of site characterization from the environmental assessment performed by June 15, 2026, for the remediation work to begin on the site
  - b. Attached is a Letter from DTSC affirming oversight of the remediation (Attachment E) There will be a sufficient level of site characterization from the environmental site assessment performed by June 15, 2026, for the remediation work to begin on the site
  - c. N/A
- 10) There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.
- 11) The site does not need a Property-Specific Determination

12) South Gate meets the requirements for BFPP CERCLA liability protection

- a.
  - i. This was a negotiated purchase from a private entity
  - ii. The property was acquired March 3<sup>rd</sup> 2020
  - iii. The nature of the ownership is fee simple
  - iv. The property was acquired by the City of South Gate's Housing Authority from Jon Ungavari and Susan Ungvari, trustees of the Ungvari family trust
  - v. This is the only familial, contractual, corporate or financial relationship between the City of South Gate and prior owners of the property
- b.
  - i. A Phase I was completed October 30<sup>th</sup> 2027 and Phase II was completed on January 28<sup>th</sup> 2020. Both reports were completed for the City of South Gate
  - ii. The Phase I assessment was completed by Rincon Consultants Inc., an Environmental Professional as defined in 40 CFR § 312.10. The required declaration per 40 CFR § 312.21(d) is included in the report.
  - iii. Appropriate updates were conducted for the Phase I within 180 days of the acquisition of the property
- c. Hazardous substances were not disposed off before acquisition of the property. The City of South Gate has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site
- d. The property has been vacant since the acquisition
- e. Reasonable steps taken to:
  - i. Stop continued release includes leaving the site vacant without adding any hazardous materials
  - ii. Prevent any further release includes restricting the future use of the site to affordable housing
  - iii. Limit exposure to previously released hazardous materials includes installing a locked fence around the property

The City of South Gate affirms that we are

- complying with land use restrictions and not impeding the effectiveness or integrity of any institutional controls;
- assisting and cooperating with those performing the cleanup and providing access to the property;
- (iii) complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- providing all legally required notices.

13)

- a. The California Department of Toxic Substances has agreed to oversee the cleanup of the site. Meetings currently take place and will continue to take place every two weeks between the City, DTSC, and Habitat for Humanity of Greater Los Angeles to monitor the progress of the program
- b. No activity is expected on adjacent or neighboring properties

14) Please see attached Community Notification Document (Attachment A)

15)

- a. N/A (a contractor has not been contacted at this time)
- b. The subrecipient is eligible as a non-profit