

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** 9001-9019 Long Beach Boulevard Habitat for Humanity Project

Lead Agency: City of South Gate

Contact Person: Joshua Valdez, Associate Planner

Mailing Address: 8650 California Ave

Phone: (323) 563-9514

City: South Gate

Zip: 90280

County: Los Angeles County

Project Location: County: Los Angeles County

City/Nearest Community: South Gate

Cross Streets: Long Beach Blvd/Willow Pl

Zip Code: 90280

Longitude/Latitude (degrees, minutes and seconds): 33 ° 57 ' 15.81 " N / 118 ° 13 ' 11.56 " W Total Acres: 0.66

Assessor's Parcel No.: 6204-025-900 and -901

Section: _____

Twp.: 2S

Range: 13W

Base: _____

Within 2 Miles: State Hwy #: _____

Waterways: _____

Airports: _____

Railways: _____

Schools: Southeast Middle, South Gate Senior High

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☒ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☒ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☒ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 14 Acres 0.66☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: GHG**Present Land Use/Zoning/General Plan Designation:**

UN (Urban Neighborhood) / Long Beach Corridor Sub-Area 3, Neighborhood Medium-High

Project Description: (please use a separate page if necessary)

The Project proposes the removal of all existing on-site improvements and structures within the site and construction of a common interest subdivision and affordable housing development. The Project proposes to construct 14 two- and three-story attached townhomes in four buildings. The proposed townhomes total 18,656 square feet of building area and have a combined building footprint of 9,772 square feet. The common areas will include guest surface parking areas, outdoor benches, and community green space. Landscaping will be installed along the perimeter and interior of the site. The Project includes a Tentative Tract Map to create a subdivision for the sale of individual units.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>7</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>4</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 18, 2026 Ending Date July 20, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>De Novo Planning Group</u>	Applicant: <u>Habitat for Humanity of Greater Los Angeles</u>
Address: <u>180 Main Street, Suite 108</u>	Address: <u>8739 Artesia Boulevard</u>
City/State/Zip: <u>Tustin, CA 92780</u>	City/State/Zip: <u>Bellflower, CA 90706</u>
Contact: <u>Starla Barker</u>	Phone: <u>310-323-4663</u>
Phone: <u>949-396-8193</u>	

Signature of Lead Agency Representative:  Date: June 15, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.