

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: Los Angeles
 Address: 12400 Imperial Highway
 Norwalk, CA 90650

From:

Public Agency: City of South Gate
 Address: 8650 California Avenue
 South Gate, CA 90280
 Contact: Joshua Valdez, Associate Planner
 Phone: 323-563-9514

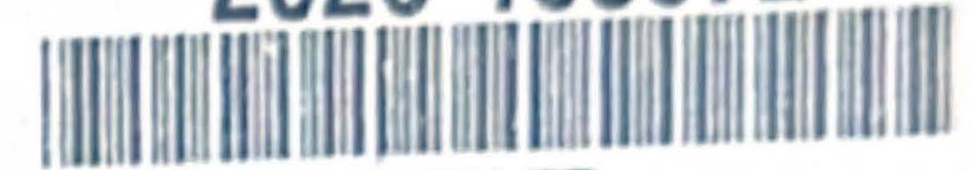
Lead Agency (if different from Public Agency):

Address:

Contact:

Phone:

2026 160972


 FILED
 Jul 24 2026

Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2026060679

Project Title: 9001-19 Long Beach Boulevard Residential Project

Project Applicant: Habitat for Humanity of Greater Los Angeles

Project Location (include county): 9001-9019 Long Beach Boulevard, South Gate

Project Description:

The Project is for the removal of all existing on-site improvements and structures within the 0.66-acre site and construction of a common interest subdivision and affordable housing development. The Project includes the construction of 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. Each building will have a maximum height of 33 feet, two inches to the top of the parapet. All 14 townhomes will be sold to qualified low-income homebuyers at an affordable housing cost. The units

This is to advise that the City of South Gate has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on July 21, 2026 and has made the following determinations regarding the above
 (date)
 described project.

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☐ were ☒ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of South Gate, Department of Community Development, 8650 California Avenue, South Gate

Signature (Public Agency): Joshua Valdez Title: Associate Planner

Date: 7/22/26 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.

THIS NOTICE WAS POSTED

ON July 24 2026

UNTIL August 24 2026

REGISTRAR-RECORDER/COUNTY CLERK

Appendix D

Notice of Determination on

For

11/1/13

7/9/2013

Los Angeles, CA 90012-3044, South Gate, CA 90261-4

Phone: 323-353-5314

2026-1007307

Lead Agency (if different from

County of Los Angeles

San Diego

City

Project

2. AGENCY'S NOTICE OF DETERMINATION IS COMPLIANT WITH SECTION 21063 OF THE PUBLIC RESOURCES CODE

State's Geographic Number (if submitted to State's Geographic Agency): 002000007

Project Title: 9001-19 Long Beach Boulevard Residential Project

Project Location (include county): 9001-19 Long Beach Boulevard, South Gate

Project Description: W 9001 St project area, located in the City of South Gate, California.

The Project is for the removal of all existing on-site improvements and structures within the 0.86-acre site and construction of a common interest subdivision and affordable housing development. The Project will include the construction of 14 two- and three-story attached townhomes in four buildings. The proposed townhomes total 18,628 square feet of building area and have a combined building footprint of 9,772 square feet. Each building will have a maximum height of 33 feet, with 10 feet to the roofline. All townhomes will be sold to qualified low-income homebuyers at an affordable housing cost. The City of South Gate has approved the above

(a) Lead Agency or (b) Responsible Agency

Submitted project on July 21, 2013 and has made the following determinations regarding the above

Submitted project

1. The project will ☐ will not have a significant effect on the environment.

2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

4. A mitigation measure was adopted for this project pursuant to the provisions of CEQA.

5. The project is consistent with the policies and goals of the City of South Gate.

6. The project is consistent with the policies and goals of the County of Los Angeles.

7. The project is consistent with the policies and goals of the State of California.

8. The project is consistent with the policies and goals of the National Environmental Policy Act.

9. The project is consistent with the policies and goals of the California Environmental Quality Act.

10. The project is consistent with the policies and goals of the California Public Resources Code.

11. The project is consistent with the policies and goals of the California Public Resources Code.

12. The project is consistent with the policies and goals of the California Public Resources Code.

This is a true and certified copy of the record if it bears the seal, imprinted in purple ink, of the Registrar-Recorder/County Clerk

JUL 24 2026

Deane C. Logg REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



THIS NOTICE WAS PRINTED

ON July 24 2013

UNITED STATES OF AMERICA

REGISTRAR-RECORDER/COUNTY CLERK

A hereby filed, Sections 21063, Public Resources Code.
Reference Section 21063.2174, Public Resources Code.