CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF FINDINGS

The Department of Toxic Substances Control (DTSC) has issued Findings for this project pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, Division 13, Section 21081) and implementing Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15091 et seq.)

A. PROJECT SUBJECT TO DTSC APPROVAL

PROJECT TITLE: 9001, 9015, and 9019 Long Beach Boulevard Removal Action Workplan		CALSTARS CODING: 301968
PROJECT ADDRESS: 9001, 9015, and 9019 Long Beach Boulevard	CITY: South Gate	COUNTY: Los Angeles
PROJECT SPONSOR: Habitat for Humanity of Greater Los Angeles	CONTACT: Audrey DeVoe, Associate Director of Forward Planning 8739 Artesia Boulevard Bellflower, California 90706	PHONE/ EMAIL: (310) 323-4663 adevoe@habitatla.org
APPROVAL ACTION UNDER CONSIDERATION BY DTSC: Remedial Action Workplan		
STATUTORY AUTHORITY: California Health and Safety Code, Chapter 6.82 Division 45, Part 2		

PROJECT DESCRIPTION: This Statement of Findings (SOF) addresses the potential environmental impacts associated with implementing the *9001, 9015, and 9019 Long Beach Boulevard Removal Action Workplan* (RAW).

The proposed project activities involve excavation of up to 100 cubic yards (CY) of lead contaminated soil and backfilling with clean imported material. Project activities would be accomplished through approval and implementation of a RAW for contaminated soil at a 0.67-acre property located at 9001, 9015, and 9019 Long Beach Boulevard in the city of South Gate (Site).

Background: The Site is approximately 0.24-acre, (Assessor Parcel Number 6204-025-902), was formerly occupied by an automotive greasing oil and gas facility (around 1950) and an automotive repair facility (from approximately 1970 through 2024). The building associated with the historical automotive operations is vacant but is still present at the Site and will be demolished prior to redevelopment. The Site is located southwest of the intersection of Willow Place and Long Beach Boulevard. The Site, and the two adjacent properties to the north (9001 and 9015 Long Beach Boulevard), are being redeveloped as low-income residential housing

The Site is owned by the City of South Gate, and Habitat for Humanity Greater Los Angeles (HHGLA) is coordinating redevelopment of the Site for approximately 14 low-income residential housing units.

The redevelopment will involve removal of all existing physical features on the Site and construction of a common interest subdivision and affordable housing development. The redevelopment will construct 14 two- and three-story attached townhomes in four buildings. The remainder of the Site will be common areas including guest surface parking areas, outdoor benches, and community green space along with landscaping installed along the perimeter and interior of the Site.

Previous environmental assessments and investigations for the Site include a 2017 Phase I Environmental Site Assessment (ESA) and two Phase II Investigations conducted in 2019 and 2020. A Draft Preliminary Endangerment Assessment (PEA) (dated June 26, 2026) documented additional DTSC-approved investigation activities completed in 2025 and 2026 to address data gaps identified in the previous Site studies. The PEA confirmed that shallow, localized lead is the primary chemical of potential concern in soil at the Site with exceedances of the DTSC residential screening level limited to the 1-foot depth interval. The RAW was prepared to document selection of the preferred removal action for contaminated soil at the Site.

The applicant entered into a Standard Voluntary Agreement (dated March 30, 2022) with DTSC for oversight of environmental investigation and cleanup at the Site (HSA-FY21/22-118).

9001-19 Long Beach Boulevard Habitat for Humanity Project Initial Study/Mitigated Negative Declaration/Environmental Assessment

Project activities will involve excavation and offsite disposal of up to 100 CY of lead contaminated soil along with import and backfilling with clean material. This will require 38 one-way truck trips per day, for a total of three days, needed for hauling the contaminated soil offsite. Excavated soil will be disposed of at a Class I Hazardous Waste Landfill such as the Chemical Waste Management facility located in Kettleman City, California. Non-hazardous soil will be transported to a Class III Landfill such as the Sunshine Canyon Landfill located in Sylmar, California or an equivalent facility. DTSC utilized information and analysis in the *9001-19 Long Beach Boulevard Habitat for Humanity Project Initial Study/Mitigated Negative Declaration/Environmental Assessment* (IS/MND/EA) (dated June 2026) to support a final determination about the type of environmental document required to be prepared for the proposed for the as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines.

Based on DTSC's independent review of the IS/MND/EA, DTSC has determined the analysis of environmental impacts adequately addresses the potential environmental impacts associated with remediation activities. All remediation activities are identified in the IS/MND/EA and associated environmental review documents. The remediation activities are included as part of the project analyzed in the IS/MND/EA, as indicated in the Project Description (Section 2.3, Description of the Proposal), as follows:

> "Before construction activities commence on the site, remedial excavation of impacted soil at 9019 Long Beach Boulevard will occur. The remedial excavation will remove, transport, and dispose of contaminated soil. It is anticipated that up to 100 cubic yards of contaminated soil will require disposal. No off-site excavation will be performed; refer to Section 4.9, Hazards and Hazardous Materials, for additional information regarding site characterization and remediation".

The IS/MND/EA further notes that the IS/MND/EA assumed, for purposes of evaluation, export of up to 357 CY of fill, import of 357 CY of replacement fill, and 200 CY of additional fill material, to provide a conservative analysis of potential soil export and import quantities, as indicated in the Project Description (Section 2.3, Description of the Proposal), the Air Quality analysis (Section 6.3(b)), the Noise analysis (Section 6.13(a)), and the Transportation analysis (Section 6.17(b)), as follows:

> <u>Project Description</u>
> [Section 2.3, footnote 1] "Export of up to 357 cubic yards of fill, import of 357 cubic yards of replacement fill, and 200 cubic yards of additional fill material have been used in Section 6.0, CEQA Environmental Analysis, to provide a conservative analysis of potential soil export and import quantities. These potential soil export and import quantities also include the anticipated volume of contaminated soil."
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> <u>Air Quality Analysis</u>
> [Section 6.3(b)] "As noted in Section 2.0, Description of the Proposed Project, it is anticipated that up to 100 cubic yards of contaminated soil will require disposal. However, for purposes of this analysis, export of up to 357 cubic yards of fill, import of 357 cubic yards of replacement fill, and 200 cubic yards of additional fill material, which includes the anticipated volume of contaminated soil, have been evaluated to provide a conservative analysis of potential soil export and import quantities, including a daily truck trip estimate of 38 one-way truck trips per day for a duration of three days."
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> <u>Noise Analysis</u>
> [Section 6.13(a), footnote 38] "The analysis considers daily truck trips of 38 one-way truck trips per day for a duration of three days based on a conservative analysis of up to 357 cubic yards of fill for export, 357 cubic yards of replacement fill for import, and import of 200 cubic yards of additional fill material."
>
> <u>Transportation Analysis</u>
> [Section 6.17(b), footnote 50] "The analysis considers daily truck trips of 38 one-way truck trips per day for a duration of three days based on a conservative analysis of up to 357 cubic yards of fill for export, 357 cubic yards of replacement fill for import, and import of 200 cubic yards of additional fill material."

The IS/MND/EA also includes mitigation measures specific to the proposed removal action described in the RAW including HAZ-1, (Refer to Section C and Attachment 1) which requires submittal of a Removal Action Work Plan and Soils Management Plan (approved by DTSC) prior to excavation or grading specific to remediation activities, and

HAZ-2, which requires submittal of a Remedial Action Completion Report (approved by DTSC) to confirm completion of remediation activities that would allow for development of the Site with residential uses.

The RAW remediation activities were included within the IS/MND/EA's project description, and as a result, those activities were included in the project analysis throughout all sections of the IS/MND/EA. Based on the fact that the RAW project will now only require the excavation and removal of 100 CY of contaminated soil and backfilling with clean imported material (less than 357 CY analyzed in the IS/MND/EA), all associated activities are included within the IS/MND/EA's project analysis. Therefore, DTSC has concluded that the prior environmental review adequately analyzed impacts associated with the project activities detailed in the RAW.

B. LEAD AGENCY ENVIRONMENTAL DOCUMENT REVIEWED

Lead Agency: City of South Gate

Lead Agency Environmental Document Title: 9001-19 Long Beach Boulevard Habitat for Humanity Project Initial Study/Mitigated Negative Declaration/Environmental Assessment

Date Certified: July 21, 2026

State Clearinghouse Number: 2026060679

C. STATEMENT OF FINDINGS AND FACTS FOR ADEQUACY OF LEAD AGENCY ENVIRONMENTAL DOCUMENT

Using its independent judgment, DTSC makes the following findings:

☒ The Lead Agency Final Environmental Document includes a description of the Project now before DTSC for decision

☒ The Lead Agency Final Environmental Document adequately analyzed impacts associated with the Project before DTSC for decision.

☒ DTSC concurs with the findings made by the Lead Agency Final Environmental Document relating to the Project before DTSC for decision.

☒ Mitigation measures are included in the Lead Agency Final Environmental Document for the following resources that would potentially be affected by the DTSC project and have been or will be implemented by the project proponent:

☐ Aesthetics	Mitigation Measure: None
☐ Agriculture and Forestry Resources	Mitigation Measure: None
☐ Air Quality	Mitigation Measure: None
☐ Biological Resources	Mitigation Measure: None
☒ Cultural Resources	Mitigation Measure CUL-1: refer to the *9001-19 Long Beach Boulevard Habitat for Humanity Project Initial Study/Mitigated Negative Declaration/Environmental Assessment* (June 2026).
☐ Energy	Mitigation Measure: None
☒ Geology and Soils	Mitigation Measure GEO-1: refer to *the 9001-19 Long Beach Boulevard Habitat for Humanity Project Initial Study/Mitigated Negative Declaration/Environmental Assessmen*t (June 2026).
☐ Greenhouse Gas Emissions	Mitigation Measure: None
☒ Hazards and Hazardous Materials	Mitigation Measures HAZ-1 and HAZ-2: refer to the *9001-19 Long Beach Boulevard Habitat for Humanity Project Initial Study/Mitigated Negative Declaration/Environmental Assessment* (June 2026).
☐ Hydrology/ Water Quality	Mitigation Measure: None
☐ Land Use and Planning	Mitigation Measure: None

☐ Mineral Resources	Mitigation Measure: None
☐ Noise	Mitigation Measure: None
☐ Population and Housing	Mitigation Measure: None
☐ Public Services	Mitigation Measure: None
☐ Recreation	Mitigation Measure: None
☐ Transportation	Mitigation Measure: None
☒ Tribal Cultural Resources	Mitigation Measures TCR-1 through TCR-3: refer to the *9001-19 Long Beach Boulevard Habitat for Humanity Project Initial Study/Mitigated Negative Declaration/Environmental Assessment* (June 2026).
☐ Utilities and Service Systems	Mitigation Measure: None
☐ Wildfire	Mitigation Measure: None

☒ Mitigation measures identified in the Lead Agency Final Environmental Document have been adopted by DTSC for this Project and have been or will be implemented by the project proponent to avoid, reduce, or substantially lessen the project impacts. No additional mitigation measures are necessary, and no additional mitigation monitoring plan is required pursuant to CEQA.

For each significant environmental effect identified for the Project:

☒ Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the Lead Agency Final Environmental Document.

☒ Such changes or alterations are within the responsibility and jurisdiction of City of South Gate and not DTSC.

☐ Such changes have been adopted by this public agency or can and should be adopted by this public agency.

☐ Mitigation measures included in the Lead Agency Final Environmental Document are infeasible, and therefore, will not be incorporated into the DTSC Project for the following reasons:

Based on the above findings, DTSC concludes:

☒ The proposed Project will not result in significant and unavoidable effects to the environment.

☐ The proposed Project will result in significant and unavoidable effects to the following environmental resources:*

☐ Aesthetics
☐ Agriculture and Forestry Resources
☐ Air Quality
☐ Biological Resources
☐ Cultural Resources
☐ Geology and Soils
☐ Greenhouse Gas Emissions
☐ Hazards and Hazardous Materials
☐ Hydrology and Water Quality
☐ Land Use and Planning
☐ Mineral Resources
☐ Noise
☐ Population and Housing
☐ Public Services
☐ Recreation
☐ Transportation
☐ Tribal Cultural Resources
☐ Utilities and Service Systems

☐ Wildfire

*Impacts to these resources would remain significant even after applying mitigation measures described in the Lead Agency Final Environmental Document, or there is no feasible mitigation available.

*In accordance with Cal. Code of Regs., title 14, section 15093, a Statement of Overriding Considerations was adopted by the Lead Agency for these resources. DTSC adopts a Statement of Overriding Considerations for these resources having determined that the DTSC Project benefits outweigh the significant environmental effects for the following reasons:

☒ None of the conditions requiring a subsequent EIR or Negative Declaration pursuant to Cal. Code Regs., title 14 Section 15162 exist.

☒ In accordance with Cal. Code of Regs., title 14, section 15093, a Notice of Determination indicating the results of said Findings will be filed with the Governor's Office of Land Use and Climate Innovation/State Clearinghouse.

D. CERTIFICATION

Project Manager Signature	10/14/2026 Date

Monica Hope Project Manager Name	Project Manager Project Manager Title	(657) 777-9819 Phone #

Supervisor Signature	10/14/2026 Date

Meghan Hearne Supervisor Name	Unit Chief Supervisor Title	714-484-5300 Phone #

Attachment 1

Mitigation Measures from the
9001-19 Long Beach Boulevard Habitat for Humanity Project Initial Study/Mitigated Negative Declaration/Environmental Assessment (June 2026)

Cultural Resources

Mitigation Measure CUL-1: If previously unidentified cultural resources are encountered during ground-disturbing activities, work within 100 feet of the find shall cease and the Director of Community Development shall be notified and a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology, shall be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP) eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the Project, additional work such as data recovery excavation may be warranted to mitigate any significant impacts. In the event an identified cultural resource is Native American in origin, the qualified archaeologist shall consult with the Project owner and the Director of Community Development, or designee, to implement Native American consultation procedures. Construction shall not resume in the area until appropriate protection and preservation measures are in place and have been approved by the Director of Community Development, or designee, and the qualified archaeologist states in writing that the proposed construction activities would not significantly damage any archaeological resources.

Geology and Soils

Mitigation Measure GEO-1: If fossils or fossil bearing deposits are encountered during ground-disturbing activities, work within a 25-foot radius of the find shall halt and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.

Hazards and Hazardous Materials

Mitigation Measure HAZ-1: Prior to issuance of permits for demolition and grading, the Project Applicant shall submit a Removal Action Workplan (RAW) and Soils Management Plan (SMP), or similar documentation, approved by the Department of Toxic Substances Control to the City of South Gate Community Development Department. Issuance of permits for demolition and grading by the City shall be limited to soil excavation and remediation activities in accordance with the Removal Action Workplan (RAW) and Soils Management Plan (SMP) or similar documentation, as approved by the Department of Toxic Substances Control.

Mitigation Measure HAZ-2: Upon completion of remediation activities and prior to issuance of permits for additional grading beyond what may be required for soil excavation or remediation activities in accordance with Department of Toxic Substances Control requirements, the Project Applicant shall submit a Remedial Action Completion Report, or similar documentation, approved by the Department of Toxic Substances Control, demonstrating completion of on-site remediation activities that would allow for development of the site with residential uses to the City of South Gate Community Development Department.

Tribal Cultural Resources

Mitigation Measure TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural, and/or historic purposes.

Mitigation Measure TCR-2: Unanticipated Discovery of Human Remains and Associated Funerary Objects. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.

Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)

Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Mitigation Measure TCR-3: Procedures for Burials and Funerary Remains. As the Most Likely Descendant ("MLD"), the Koonas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.

If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.

The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.

In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.

In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.