NARRATIVE INFORMATION SHEET

1. Application Identification
   
   City of South Gate  
   8650 California Avenue  
   South Gate, CA 90280

2. Funding Requested
   
   a. Grant Type: Community-Wide Assessment  
   b. Federal Funds Requested: $500,000

3. Location
   
   City of South Gate, Los Angeles County, California

4. Target Area and Priority Site Information
   
   Target Areas: Gateway District, Tweedy Boulevard, and Hollydale Village Specific Plan Areas  
   Priority Sites: 8610 Atlantic Avenue, 4933 Firestone Blvd (former Mondo Chrome Site), 4909 Mason Street, Former General Motors Site, 13050 Paramount Boulevard

5. Contacts
   
   a. Project Director:  
      Meredith Elguira, Community Development Director  
      8650 California Avenue, South Gate, CA 90280  
      melguira@sogate.org, (323) 563-9566
   
   b. Chief Executive / Highest Ranking Elected Official:  
      Mayor Al Rios  
      arios@sogate.org, (323) 563-9543

6. Population
   
   93,444 (US Census, V2019)
7. **Other Factors Checklist**

See table 1 below:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>N/A</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.</td>
<td>N/A</td>
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<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>N/A</td>
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<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority 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).</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>N/A</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>Page 3</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>Page 3</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>N/A</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

8. **Letter from State Environmental Authority:** Attached (next page)

9. **Releasing Copies of Applications:** N/A
Ms. Erika Soriano  
Acting Housing Administrator  
City of South Gate  
8650 California Avenue  
South Gate, California 90280

CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY (Cal/EPA)  
ACKNOWLEDGEMENT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (U.S. EPA) BROWNFIELD ASSESSMENT GRANT PROPOSAL FOR FISCAL YEAR 2022

Dear Ms. Soriano:

Thank you for your notice and request for a letter of acknowledgment for the City of South Gate’s proposal to the U.S. EPA Brownfield Grant Program. The California Environmental Protection Agency (CalEPA) encourages and supports community-led assessment and redevelopment efforts. CalEPA recognizes the state’s need for assessment funding and is supportive of your proposed projects.

The City of South Gate has identified a number of specific plan areas to enhance and promote the community. The grant funds will be used to promote equitable development approaches and intentional strategies to ensure that low-income and minority communities not only participate in, but also benefit from decisions that shape their neighborhoods and regions.

The City of South Gate is applying for $500,000 in grant funding which could be used to conduct assessment activities at eligible brownfield sites to facilitate redevelopment and economic growth. The City of South Gate is applying to the Community-wide Assessment category. As a general purpose unit of local government, the City of South Gate is an eligible grant applicant.

Should the U.S. EPA award a Brownfield grant to the City of South Gate, it would stimulate redevelopment and reuse of underutilized and contaminated properties, improve the economic development and environmental conditions in the city.
If you need further information or assistance regarding specific brownfield sites, or any of the CalEPA's brownfield programs, please feel free to contact me by e-mail at maryam.tasnif-abbasi@dtsc.ca.gov.

Sincerely,

Maryam Tasnif-Abbasi
Brownfield Development Manager
Site Mitigation and Restoration Program
NARRATIVE/RANKING CRITERIA FOR ASSESSMENT GRANTS

1. Project Area Description and Plans for Revitalization

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area.
Located in southeast Los Angeles County, the City of South Gate (population 93,444) is spread over 7.4 square miles, of which 75% is dedicated to industrial uses. South Gate’s agriculture industry made way to sprawl and industrialization in the 1920’s, when large manufacturers such as Firestone Tire, A.R. Mass Chemical Company, Weiser Company, and General Motors brought their factories to the City. By 1940, the City had over 35 factories, which made South Gate a hub for war industries in response to the demands of World War II. Post war, many manufacturing workers and factories remained in South Gate and the industrial sector continued to flourish for decades until the 1970’s when the entire region experienced the effects of deindustrialization, flight of middle-income residents, the emergence of larger and much poorer Latinx households and a substantial increase in overall poverty rates in the city. The volume of blighted, vacant brownfields sites continued to grow as our South Gate became poorer.

In South Gate, housing is at an increasing premium and State regulations have mandated that the City produce over 8,000 units by 2029, many of which must be affordable. However, as a built-out “inner-ring” suburb, there is almost no undeveloped land in the City and most new housing and commercial development must come from redevelopment, infill, densification, or adaptive building reuse. Redevelopment of our blighted brownfields has been further hampered by the elimination of all redevelopment agencies in California in 2012. This eliminated our local redevelopment agency and our ability to use tax increment financing to lure private investment. Our brownfields project focuses on three specific target areas, the Gateway District, Tweedy Boulevard, and Hollydale Village. Each Target Area has a Specific Plan which is congruent with the overall General Plan that guides development in the City. Our project includes addressing our housing needs through the transit-supportive redevelopment of our brownfields around the light rail transit (LRT) stations expected to be built in and around our three Target Areas. The LRT stations are a part of the larger, 19-mile West Santa Ana Branch Transit Corridor.

The Gateway District is approximately 59 acres, bound by Atlantic Avenue to the west, Patata Street to the north, and Firestone Boulevard to the south, and includes parcels south of Firestone Boulevard extending to Branyon Avenue. It has historically included a mix of heavy industrial, light industrial, and retail uses. Tweedy Boulevard, especially the area commonly known as “Tweedy Mile,” was historically our “main street” and our center for shopping, dining, entertainment, and recreation. Unfortunately, with the closure of major employment centers within the city, Tweedy Boulevard is no longer serving in this capacity and is plagued by blight and inferior land uses. Today, Tweedy Boulevard presents a tremendous asset and opportunity for the community as a citywide and regional destination.

Hollydale Village is a stable residential neighborhood in the southeastern part of the City. Garfield Avenue used to be a vibrant neighborhood retail street that has lost many of its anchor tenants over the past several decades. The Hollydale specific plan presents the opportunity to revitalize this part of the city with a plan that builds on its original historic character.

It is imperative that the City address our housing, transit and development goals. This can only be done by removing the barriers posed by our many brownfields sites. This can be done with the implementation of this brownfields assessment grant and continued development of our brownfields program. We can transform underutilized, potentially contaminated sites and create positive change with multiple benefits to neighborhoods, health, economic opportunity, and quality of life for the residents of South Gate. Reinvesting in the assessment and cleanup of properties to facilitate redevelopment will increase the local tax base, facilitate job growth, and minimize the development pressures on the little undeveloped land in the City.

1.a.ii. Priority Brownfield Sites.

We conservatively estimate 5 priority brownfields sites encompassing nearly 100-acres in our three Target Areas. We are concerned that the abandoned industrial facilities and small support businesses have left contamination (volatiles, metals, etc.) that not only hinders private reinvestment, but may also be impacting the health of our residents. Additional sites will also be inventoried and assessed throughout the duration of this grant.

A priority site in the Gateway District is the 3.3-acre parcel located at 8610 Atlantic Avenue. This parcel has historically been a shipping and distribution center, but has great potential to be redeveloped into
mixed use transit-oriented development, consistent with the Gateway Specific Plan. In addition to the historical uses at this site which may have resulted in environmental contamination, the site is located directly across the street from a parcel with known tetrachloroethene (PCE) contamination. As a result, **8610 Atlantic Avenue** is in need of assessment, and redevelopment of this site will be an important connector and infill project for the Gateway Specific Plan. An additional parcel that will be assessed within the Gateway District is the 0.21-acre **former Mondo Chrome Site, located at 4933 Firestone Blvd.** This site has a 7,741 square foot building and has consistently been used for industrial purposes but is surrounded by retail shops and eateries. Based on the analytical results of historical sampling conducted at the site, the soil, soil vapor and groundwater are impacted with volatile organic compounds (VOCs), primarily trichloroethene (TCE) and PCE due to past site operations. Additional testing is needed at this property to facilitate reinvestment, cleanup and reuse. Finally, an additional parcel that will be assessed is **4909 Mason Street.** This 0.31 site is owned by the City of South Gate is currently used as storage for the City’s water division and is surrounded by auto body shop uses. The City intends to sell the unimproved parcel to a developer to construct affordable housing.

Our priority site in the Tweedy Blvd area is the **Former General Motors Site.** This 88-acre property was formerly an assembly plant between 1930 until 1982. The assembly plant was demolished and a portion of the property subdivided for use as the South East High School. Additional assessment is needed on the remaining portion of the site to evaluate reuse opportunities.

Our priority site in the Hollydale area **13050 Paramount Boulevard** is the Former Rancho Market Site. This 1.33-acre site was formerly used as a Grocery Store and is improved with a 18,090 square foot building which is currently vacant. The parcel was recently purchased by the South Gate Housing Authority and with plans to be redeveloped into affordable housing. However, there is an existing dry-cleaning business across the street. Environmental assessments must be performed to alleviate concerns with past uses of this site and sites in the area.

Other non-priority sites will be inventoried and selected for assessment during the grant period. The City will prioritize efforts to coordinate an area wide approach when feasible.

**1.b. Revitalization of the Target Area.**

**1.b.i. Reuse Strategy and Alignment with Revitalization Plans**

The Gateway District, Tweedy Blvd, and Hollydale Specific Plans act as the City’s revitalization plans and are consistent with the General Plan and city’s zoning and land use regulations. The primary focus of the Specific Plans is to enhance available undeveloped property and potential park space, redevelop land to better suit resident and business needs, provide additional housing options, and create a multi-modal mixed-use transit-oriented community.

The projected reuses of our **8610 Atlantic Avenue** and **Mondo Chrome Site** include mixed-use, transit-oriented developments. **4909 Mason Street** is expected to be redeveloped with affordable housing. These uses align with our Gateway District Specific Plan, which provides clear development guidance in anticipation of a future Light Rail Transit (LRT) Station and implementation of the Transit Village vision established by the General Plan. The Gateway Specific Plan implements the City’s General Plan vision and uses the Zoning Code as the regulatory basis; however, additional goals, policies, plans, and regulations contribute context specific concepts to catalyze development projects appropriate for, and supportive of, the larger Transit Village vision. Housing development on our priority sites and within the area will be done in a strategic, comprehensive way and within the context of meeting the City’s overall housing goals.

We envision mixed use residential and/or some type of retail/commercial use for the **Former General Motors Site.** This directly ties in with the Tweedy Boulevard Specific Plan goal of revitalizing Tweedy Boulevard as the heart of the City and as its “main street”. The Tweedy Boulevard Specific Plan represents the opportunity to revitalize the heart of the City with a plan that embodies both the best of South Gate’s history and its future potential. The City established the revitalization of Tweedy Boulevard as a priority in its 2035 General Plan and subsequently won a Strategic Growth Council grant to prepare a Specific Plan for the Tweedy Boulevard corridor to address these issues.

The Hollydale Specific Plan calls for additional housing options in this area along with two light rail stations planned in the vicinity of Hollydale. Strategic reuse of the **Former Rancho Market Site** with affordable housing not only addresses our overall housing need, but also our affordable housing need and our over-arching goal of a multi modal mixed-use, transit-oriented community.
1.b.ii. Outcomes and Benefits of Reuse Strategy.
Based on Specific Plan projections of successful implementation of the Gateway, Tweedy Boulevard and Hollydale initiatives, it is estimated there will be an additional 2,178 housing units and between 5,779 and 16,293 commercial/industrial jobs. The Tweedy and Hollydale Specific Plans also project over $10 million in recurring revenues to the City upon buildout. In addition, implementation of the Gateway initiative (home of a future LRT station) will create a Transit Village and TOD area, which decreases congestion and air pollution and increases access to jobs and economic opportunities. Four routes are currently being considered for the 19-mile long LRT, called the West Santa Ana Branch Transit Corridor (“WSAB”), which will have estimated weekday boarding capacity ranging from 11,119 to 82,826 people (depending on final route) and produce economic benefits of $3 million to $7.6 million. The WSAB corridor has population and employment densities five times higher than LA County, demonstrating the need for eco-friendly public transportation in an area with high levels of air pollution and congestion (see section 2.a.i). Where feasible, revitalization of the Target Areas will sustainably reuse existing structures. Reuse of the priority sites will be compliant with all local, regional, and Statewide environmental initiatives, which will ensure reuse projects incorporate efficiency measures. The South Gate General Plan 2035 includes a Green Element, which details Open Space and Conservation Elements required by State Law and environmental policies that redevelopment projects must adhere to, including the requirement that all new buildings must meet or exceed California Title 24 energy efficiency requirements. For example, Title 24 requires newly constructed low rise residential buildings to include a solar photovoltaic system, among other energy efficient requirements for residential and nonresidential buildings.

1.c. Strategy for Leveraging Resources.
1.c.i. Resources Needed for Site Reuse.
The City is eligible for funding from other resources and has shown ability to obtain resources necessary to revitalize the priority sites. The City anticipates that assessments will lead to the City applying for cleanup grants from EPA or Department of Toxic Substances Control on some of the properties. Once the initial environmental assessment provides a clearer picture of the conditions at the sites, private investors will be more likely to purchase/invest in the site’s future, including additional assessment and remediation. The Assessment Grant funding will also be leveraged with funds that have recently been awarded to support the completion of the Target Area reuse strategies. The City has invested over $1 million into the production of the 3 Specific Plans (Target Areas), which will act as a planning toolkit for the reuse of priority sites. In addition, the City was awarded a $180,000 grant from the Los Angeles Metro Transportation Authority Metro (“Metro”) Transit Oriented Development Strategic Implementation Plan in 2021 to fund programs in the Gateway District Target Area, such as a Development Opportunity Reserve, which incentivizes developers to develop in the Target Area and provide community benefits. Further, the City was awarded a $310,000 SB2 Planning Grant in 2020, which has been partially budgeted to implement the Gateway, Tweedy, and Hollydale Village Specific Plan Target Areas. Implementation activity includes identifying sites for reuse and performing financial and design analyses on reuse sites to facilitate the redevelopment of the Target Areas. Lastly, the City was awarded Permanent Local Housing Allocation Grant in 2020, which is a 5 year grant totaling approximately $4 million that will be used to acquire and/or develop affordable housing within the Target Areas. Assessments will be needed before any site reuse can occur.

1.c.ii. Use of Existing Infrastructure.
Key infrastructure is already available for use in our target areas and at priority sites. This includes water, sewer, electricity, easements and roadways. We do not anticipate additional infrastructure needs for our priority sites, but if the scale of a specific project calls for them, we have proven ways to fund such needs. These include Development Impact Fees (DIFs), Special Benefit Assessments, Landscape Maintenance Districts (LMDs), Mello-Roos Special Taxes, and Business Improvement Districts (BIDs). Other sources of revenues would also include use of gas tax revenues and countywide sales tax measures for transportation or Metro grants. Also, public-private partnerships have proven to be effective ways in the current constrained economy to leverage limited resources and achieve mutually desired goals.

2. Community Need and Engagement.
2.a. Community Need.
2.a.i. The Community’s Need for Funding.
The City has a population of approximately 93,444, of which 95% are Hispanic or Latino and many are first-or second-generation immigrants from Central and South America. According to the American Community Survey, the City’s median household income is just $53,736, which is below the very low income limit set by the Department of Housing and Urban Development (“HUD”) for Los Angeles County. Roughly 60.9% of South Gate renters pay 30% or more of their income on rent, and 40.6% of all homeowners in South Gate pay 30% or more of their income to their mortgage, indicating that most residents experience housing insecurity. Finally, the City of South Gate is deemed a Disadvantaged Community by CalEPA for the purpose of Senate Bill 535, which targets investment into Disadvantaged Communities to improve the overall quality of life and economic opportunity for the most burdened communities. Due to the low-income nature of our community, we do not have the budget capacity or ability to raise funds to pay for these assessments. The assessments funded by this grant will remove environmental barriers and open the door for our planned transit-oriented reuses (including affordable housing).

2.a.ii. Threats to Sensitive Populations.

(1) Health or Welfare of Sensitive Populations.

The Brownfield Assessment funding will assist the City in improving our resident’s health and welfare. The City as a whole is a low income minority community. The American Community Survey (2018) has found that 85.7% of the population 25 years and over has received less than an associate’s degree. As of September 2021, 8.8% of the population is unemployed. 14.8% of South Gate residents are under the age of 9, and over half the population (50.6%) of the population is made up of women. 95% of South Gate residents identify as Hispanic and 43% of residents are foreign-born. Data for sensitive populations in each of our Target Areas is included below.

The Gateway District Specific Plan Area is in the 95th percentile in the USA for people of color population, 73rd percentile for low income population, and 96th percentile of population with less than a high school education. This sensitive population is negatively impacted by environmental threats, as the Specific Plan area is also in the EJ Index 99th percentile in USA for traffic proximity and volume, superfund proximity, and wastewater discharge indicator. Further, the Gateway District is in the 99th percentile in the USA for particulate matter (PM 2.5 in ug/m3), 98th percentile for wastewater discharge indicators in the state, 97th percentile for proximity to a Risk Management Plan (RMP) Facility, and 96th percentile for hazardous waste proximity.

The Tweedy Blvd Specific Plan area is in the 96th percentile in the USA for people of color population, 75th percentile for low income population, and 97th percentile of population with less than a high school education. The Specific Plan area is also in the EJ Index 96th percentile in USA for lead paint indicator and traffic proximity and volume, EJ Index 99th percentile for superfund proximity, EJ Index 97th percentile for hazardous waste proximity and wastewater discharge indicator, and EJ Index 93rd percentile for particulate matter. The Tweedy SP area is also within the 90-95th percentile in the USA for NATA Air toxics cancer risk.

The Hollydale Village Specific Plan Area is in the 92nd percentile in the USA for people of color population, 68th percentile for low-income population, and 93rd percentile of population with less than a high school education. This sensitive population is negatively impacted by environmental threats, as the Specific Plan area is also in the EJ Index 99th percentile in the USA for superfund proximity, EJ Index 96th percentile for hazardous waste proximity, EJ Index 98th percentile for wastewater discharge indicator, and EJ Index 95th percentile for lead paint indicator. The Hollydale area is also in the 92nd percentile for RMP facility proximity and 99th percentile for particulate matter (PM 2.5 in ug/m3).

This assessment grant will allow the City to address potentially harmful environmental conditions at numerous sites throughout the Specific Plan Target Areas and facilitate remediation and reuse. Remediation, reuse and our transit-oriented goal will decrease the pollution burden and stimulate additional cleanup throughout the Target Areas in the vulnerable communities.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Our long history of industrial/manufacturing uses and high volume of traffic throughout South Gate have resulted in poor air quality and harmful health effects to our residents. Per 100,000 females in South Gate, 109.2 have been newly diagnosed with lung cancer. Most healthy cities, according to the USC Cancer Surveillance Program, have roughly 68.9 per 100,000 females newly diagnosed with lung cancer. 8.8% of South Gate residents have asthma according to the CDC, which is greater than the national and
California average of 7.8%. Reuse of our brownfield sites and our transition to a multi modal mixed-use, transit-oriented community will inevitably reduce air pollution in our community and its harmful health effects.

(3) Promoting Environmental Justice
South Gate sits in the heart of a low-quality environment based on established standards, making the city a poster child for environmental injustice. This is a direct result of our industrial/manufacturing past and the reliance on vehicle transport for people and goods that is still prevalent today. Roughly 80% of census tracts within South Gate are a designated disadvantaged community according to CalEPA. The majority of the city’s census tracts are ranked within the top 25% of census tracts with the highest amount of pollution throughout the state. On a scale of 1-10, South Gate has a pollution burden score of 7.12, which is above the California and Los Angeles County average of 5.21 and 6.34 respectively. The pollution burden score encompasses the overall measure of pollution concentration and is calculated by using air and water components. The pollution burden score is regarded as a reputable measure to determine environmental risk. For example, the Gateway Specific Plan Target Area is located in Census Tract 6037536104, which has a population of 3,900 and an overall pollution burden score of 99.94 (percentile of CA census tracts) with the following rankings for specific pollution burden indicators: toxic release (94), cleanup sites (99), hazardous waste (97), and cardiovascular disease (79). Much of South Gate and its surrounding communities show similar results. When compared to California, the City ranks in the 81st percentile for PM2.5 (air pollutants), 68th percentile for Diesel Emissions, 74th percentile for Drinking Water Contamination, 94th percentile for Toxic Release substances, and 81st percentile for level of Pollution Burden, indicating a disproportionate impact on residents (CalEnviroScreen, 2021). The assessment, cleanup and reuse of our brownfield sites will help support our residents by providing a cleaner environment, additional housing options and additional job opportunities. Completion of our light rail project will significantly reduce the amount of air pollution in our Target Areas, further improving the quality of life of residents.

2.b. Community Engagement
2.b.i.and Project Involvement and ii. Roles. The following members were key in development of our target area Specific Plans, selection of our priority sites and will be our main project partners that make up our advisory committee.

<table>
<thead>
<tr>
<th>Organization</th>
<th>Contact</th>
<th>Organization Description</th>
<th>Role in Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of South Gate</td>
<td>Meredith Elguira</td>
<td>Government agency</td>
<td>Project lead that will administer the grant activities.</td>
</tr>
<tr>
<td></td>
<td>8650 California Avenue South Gate, CA 90280</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Gate Community Health Action Team (“CEHAT”)</td>
<td>Victor H. Ferrer Management Analyst <a href="mailto:vferrer@sogate.org">vferrer@sogate.org</a></td>
<td>Team made up of a diverse range of community representatives that develop and carry out action plans to address environmental health concerns of community members.</td>
<td>Facilitate community involvement of residents, businesses, and neighbors in the site selection and assessment process.</td>
</tr>
<tr>
<td></td>
<td>Lupe Carranza, President</td>
<td>Non-profit organization made up of business and industrial professionals that offer business programs and resources to businesses.</td>
<td>Assist with site selection and communicate progress to the community.</td>
</tr>
<tr>
<td>South Gate Chamber of Commerce</td>
<td>3350 Tweedy Blvd South Gate, CA 90280</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><a href="mailto:info@southgatecc.org">info@southgatecc.org</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tweedy Mile Association</td>
<td>Xavier Sibaja Executive Director</td>
<td>Non-profit organization that assists the City in upgrading and maintaining the Tweedy Mile Business District.</td>
<td>Will provide expertise in design, marketing and economic restructuring for the redevelopment process, assist with community outreach and communicate input from local businesses.</td>
</tr>
<tr>
<td></td>
<td>323.564.8233</td>
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</tr>
<tr>
<td>Los Angeles County</td>
<td>Bill Allen, CEO</td>
<td>Non-profit organization that</td>
<td>Will assist with site selection</td>
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2.b.iii. Community Input.
Community Outreach and Engagement were key components in developing our Target Area’s Specific Plans. The City will continue to solicit feedback from community members and stakeholders as progress is made. This will be done by providing progress updates quarterly at city council meetings, hosting 6 stakeholder meetings with activists and neighborhood groups, and regular media outreach. A Spanish interpreter will be present at all meetings. The City will collaborate with and communicate progress to numerous local entities, including the South Gate Chamber of Commerce, CEHAT, and Tweedy Mile Association, who work with local businesses and residents within the Target Areas. Quarterly updates to Council will be made at regularly scheduled public meetings and public will have the opportunity to comment and provide input. Residents will be notified of upcoming meetings through media sources and community notices. Goals, objectives, and policies will be clearly defined to avoid confusion about Assessment funding versus future implementation projects and development. Information and presentation materials will be available in both English and Spanish. All comments relevant to the assessment process will be recorded, shared with applicable stakeholders, and considered in assessment implementation. The City will offer a virtual option to attend meetings in the event of restrictions due to social distancing, as we have done throughout the past year.

3. Task Descriptions, Cost Estimates & Measuring Progress

a. Description of Tasks and Activities.

3.a.i. Project Implementation.
The following four tasks will be implemented to assess priority sites in the TAs and other high-risk and developable sites (i.e., non-priority sites) identified during the 3-year performance period. The tasks and activities described below in Table 4 are designed to be conducted within 3 years of award notice.

Task 1 – Cooperative Agreement Oversight

i. Project Implementation
• Prepare Work Plan.
• Execute Cooperative Agreement (CA).
• Create RFP and procure a Qualified Environmental Professional(s) (QEP) in compliance with applicable federal procurement regulations.
• Prepare and submit Quarterly reports to the U.S. EPA; Update the Assessment, Cleanup, and Redevelopment Exchange System (ACRES); prepare and submit annual MBE/WBE reports; and Prepare and submit final project closeout.
• City will attend brownfields training programs.
• City will host a “kick-off” meeting.
• Assistance will be requested from County health departments as appropriate throughout the performance period to understand and prioritize health risks at brownfield sites identified for assessment.
• In-kind City staff time for document preparation and travel will be contributed for amounts over those accounted for in 3.b.

ii. Anticipated Schedule
• The Work Plan will be prepared within 2 months of receiving notification of the grant award.
• The CA will be executed within 3 months of award.
• “Kick-off” meeting will be held within 1 month of receiving notification of the grant award.
• A QEP will be procured within 3 months of award.
• Quarterly reports will be submitted within the quarterly reporting period and ACRES will be updated as priority and non-priority sites are assessed. ACRES will subsequently be updated with
clean up and/or redevelopment information during and/or after the performance period. Final project closeout documentation will be submitted as required once the performance period ends.

- Staff will attend brownfields training programs as available during the grant period.

### iii. Task/Activity Lead

City staff will lead the implementation of Cooperative Agreement Oversight with assistance from our procured environmental professional.

### iv. Outputs

Work Plan, CA, quarterly reports (12); ACRES updates

#### Task 2 – Site Inventory & Community Outreach

#### i. Project Implementation

- Additional (non-priority) sites will be evaluated for assessment based on the following:
  
  1) Sites identified as an imminent threat to public health or the environment;
  
  2) High-opportunity brownfields that will help the City achieve its brownfields program goals; and;
  
  3) Brownfields identified as high priority by communities served by the City. Non-priority sites will be added to the inventory. In-kind City staff time and travel will be contributed for amounts over those accounted for in 3.b.

- Community input will be considered in site inventory and non-priority site identification. City staff will plan and organize 6 community stakeholder meetings/workshops throughout the three target areas. Updates will be provided quarterly to update citizens and for staff and consultants to received additional input and address concerns.

#### ii. Anticipated Schedule

- The prioritization system will be developed within 3 months of grant award.

- Non-priority sites will be added to the inventory throughout the 3-year performance period.

- Outreach activities will be conducted throughout the duration of the grant period.

#### iii. Task/Activity Lead

The City will work with QEPs to update/maintain existing inventory of brownfield sites. City and QEP will work together to complete community outreach.

#### iv. Outputs

- Site inventory and prioritization
- 6 community/stakeholder meetings, Outreach materials (brochures, flyers, newsletters), Website

#### Task 3 – Phase I and II Assessments

#### i. Project Implementation

- Priority sites (and additional non-priority sites identified during the performance period) will be evaluated through performance of Phase I and/or Phase II assessments, conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527-13) and other ASTM standards/practices. Health and Safety Plans (HASPs) will be prepared for each site.

- The selected QEP(s) will prepare a Generic Quality Assurance Project Plan (QAPP) and 6 Site-Specific QAPPs for Phase II ESAs for submittal to the U.S. EPA for approval.

- Assessments on both priority and other sites following securing site access will continue.

- The City and QEP(s) will meet to ensure required site access has been secured, individual assessments are progressing, and the overall project schedule is met.

- In-kind City staff time will be contributed for site access and assessment scheduling coordination.

#### ii. Anticipated Schedule
• Phase I will be completed by month 18 and/or Phase II assessments will be completed by month 30.
• The City and QEP(s) will meet monthly to ensure required site access has been secured, individual projects are progressing, and the overall project schedule is met.

**iii. Task/Activity Lead**
The QEP(s) will lead this task.

**iv. Outputs**
• Site eligibility forms and access agreements
• 11 Phase I ESAs & 6 Phase II ESAs
• 1 Generic Quality Assurance Plan
• 6 Site Specific Quality Assurance Project Plans (QAPPs)

### Task 4 – Remedial/Reuse Planning

**i. Project Implementation**
• Evaluation of cleanup alternatives and reuse options for assessed sites; completion of ABCA/Reuse plans

**ii. Anticipated Schedule**
We anticipate ABCAs/Reuse Plans to be competed between months 24 and 36.

**iii. Task/Activity Lead**
The QEP(s) will lead Remedial/Reuse planning.

**iv. Outputs**
• 4 ABCAs/Reuse plans

### 3.b. Cost Estimates.
Based on prevailing costs in the region, proposals and previous Brownfields Assessments, staff anticipate expending approximately $500,000 to complete all 4 task categories listed below. This includes direct and indirect costs.

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<td><strong>$278,500</strong></td>
<td><strong>$139,000</strong></td>
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</table>

**Task 1:** Cooperative Agreement Oversight: EPA assessment expenses include personnel, travel and supplies and includes travel for up to three staff to attend two National Brownfields conferences for a total of $22,500. Personnel include City Planner, Community Development, and Economic Development professionals. Contractual includes up to 50 hours of QEP time at $200/hr ($10,000). In-kind funding includes administrative staff time to a, prepare EPA work products and plans, and procure
a QEP.

**Task 2:** Site Inventory & Community Outreach: Supplies include $15,000 for brochures, outreach notices, events, and supplies for community engagement activities. Personnel includes staff expenses to plan, prepare, and collaborate with community partners and stakeholders and analyze potential sites for inventory ($15,000). Contractual covers the cost of our QEP to participate in outreach activities for 30 hours at $200/hr ($6,000) and two outreach specialists with a neutral presence in the process up to 35 hours at $200/hr X2 ($14,000). In-kind funding includes City staff time to conduct outreach, analyze community input, coordinate stakeholder communication.

**Task 3:** Phase I and Phase II Assessments: Phase I ESAs: Personnel, Travel and Supplies projections are $17,500 which includes staff coordination of activities, site visits, site access coordination, planning, meetings, and document review. City will evaluate for a Phase I ESA that meets ASTM 1527-13/All Appropriate Inquiries. We have estimated $5,000 per Phase I ESA (11 sites*$5,000/site = $55,000).

Phase II ESAs: City will complete Phase II ESAs at approximately 6 properties. Phase II will vary upon the size, complexity, and type of material investigated. We have estimated $30,000 for a typical Phase II ESA (6 sites*$30,000/site = $180,000). QAPP projections cost include a generic QAPP at $8,000, and 6 site specific QAPPs at approximately $3,000 per site; total expenses for QAPPs = $26,000. In-kind funding includes City Attorney and staff time to review documents, coordinate activities, site visit planning and coordination.

**Task 4:** Remedial/Reuse Planning: Personnel, travel and supplies include remediation coordination and planning, travel and financial accounting. We have estimated $26,000/site for remedial planning (4 sites x $26,000/site = $104,000). $35,000 of in-kind funding includes City staff time to coordinate activities and review document.

**3.c. Measuring Environmental Results.**
As a result of the award, it is anticipated that 11 Phase I and 6 Phase II assessments, 1 generic QAPP, 6 site specific QAPPs, and 4 ABCAs will be completed. Phase I and II results will be compiled into summary reports that can be used as a tool to plan for cleanup and redevelopment. All progress will be tracked, measured, and reported to the EPA using ACRES. City Staff and consultants assisting with project management will establish a timeline of milestones and monitor goals and expenditures monthly to ensure projected costs are not exceeded and milestones are met according to the schedule. While schedule delays are not anticipated, the City is prepared to collaborate with all consultants and sub consultants on an action plan to ensure benchmarks are met in the case of unexpected delays. City Staff will deliver the required progress reports (quarterly or as identified in the cooperation agreement) to the EPA for compliance.

4. **Programmatic Capability and Past Performance.**

4.a. **Programmatic Capability.**

4.a.i-iii **Organizational Capacity Structure, and Key Staff.** The City’s Community Development Department will manage this grant. The Community Development Department will act as the lead party to ensure timely and successful expenditure of funds, the completion of technical tasks, and the overall requirements of the projects and grant. Community Development Department will work closely with the Public Works Department, the Administrative Department consisting of the Finance Division, and the in-house City Attorney. The City of South Gate operates with a City Council and City Manager structure. Key Staff include the Community Development Director, Meredith Elguira. Meredith has experience managing grants such as the COVID-19 Relief Grant, Local Early Action Plan grant, California Office of Emergency Service grant, and METRO grant funding. In her capacity as grant manager, she organized all phases of the projects, from proposal to project delivery and close out. Meredith will oversee assessment of the priority sites and other sites identified with grant funding and will manage finances to ensure assessments remain within budget. An additional key staff member related to this grant and programs is the Public Works Director, Arturo Cervantes. Prior to joining South Gate in 2014, Arturo led the City of Pico Rivera to receive over $150 million in grant funds and completed approximately $100 million in capital projects on time and within budget, both in under five years. Project highlights include the 2013 APWA award winning Passons Boulevard Underpass and Rivera Park Renovation Projects. Arturo will assist in managing grant funding and project managing site assessment.

4.a.iv **Acquiring Additional Resources**
The City will contract for any additional services or expertise needed to complete the remediation and
redevelopment of the Site by utilizing its and EPA’s procurement policy. The City’s policy is compliant with federal requirements. The City keeps a meticulous procurement record for all brownfields-related acquisitions documenting outreach, cost/price analysis, rationale for decision, etc. The City intends to procure and contract with a QEP to oversee technical aspects of the assessment.

4.b. Past Performance and Accomplishments

(1) Purpose and Accomplishments

The City has not received a previous EPA Brownfields Grant. The Community Development Department administers other City on-going grant programs. Some of our current/most recent grants and agreements include:

- The City of South Gate was awarded $1.7 million dollars in Community Development Block Grants COVID-19 (CDBG-CV) funds to assist the community in response to the COVID-19 pandemic from the Department of Housing and Urban Development (HUD). The program funding was allocated to 32 programs to provide services such as rental/utility assistance, mental health, workforce development, youth employment, senior food/food insecurity, domestic violence prevention, and COVID-19 testing. To date, 54 residents have received rental assistance, 27 individuals have received family violence education services, and 119 families receive weekly grocery delivery services.

- Awarded a $721,320 for Year 1 of 5 of the Permanent Local Housing Allocation (PLHA) program for development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, housing in the City. By year 5, the City is expected to receive a total of approximately $4 million, which will facilitate the development of approximately 42 affordable housing units.

- SB 2 Funding - Awarded a $310,000 SB 2 technical assistance grant for improving processing systems to expedite the review and approval of residential projects in the City. The funding will be contributed towards Gateway Specific Plan adoption and implementation, Tweedy and Hollydale Specific Plan Implementation, Planning Division Upgrades, and the City’s Housing Element update. The City is expected to adopt the Gateway Specific Plan and Housing Element Update in early 2022.

(2) Compliance

- CDBG-CV Grant: All required documentation have been collected and submitted to HUD and funds have been spent in a matter consistent with the funding objectives. Unspent funding (~$1 million) that has been allocated to programs will also be spent in compliance with funding objectives. The grant is managed by the City’s CDBG consultant to ensure the City is in compliance with all of the grant requirements.

- Permanent Local Housing Allocation (PLHA): The City has identified potential sites that they intend to contribute funds toward to facilitate the development of affordable housing. The City has submitted all annual reports to HCD in a timely matter pursuant to grant requirements. The grant is managed by the City’s economic development consultant to ensure the City is in compliance with all of the grant requirements. Year 1 funds must be expended by the April 2024 deadline. All requirements will be met in a timely manner.

SB 2 – The City is making progress towards achieving expected results by finalizing the Gateway Specific Plan and Housing Element Update and developing an RFP to solicit proposals from consultants to install software and hardware updates in the Planning Department. The City will expend funds on approved activities by the December 2023 deadline. There are no specific reporting periods for this grant. However, the City has been in contact with the State Housing and Community Development Department periodically to discuss progress made.
RESPONSES TO THRESHOLD CRITERIA

1. **Applicant Eligibility:** The City of South Gate (“City”), the lead project manager and grantee for this assessment grant, is a local government entity. It’s defined as a “general purpose unit of local government” as that term is defined in 40 CFR Part 31.3. According to the United States Environmental Protection Agency (“EPA”), the City is eligible to receive a Brownfields Assessment Grant.

2. **Community Involvement:** Upon the creation of the Three Specific Plan Target Areas, the City recognized the need for environment assessments on numerous parcels throughout the plan areas in order to facilitate development. The community also has spoken to the need for affordable housing throughout South Gate, which cannot be possible without environmental assessment and cleanup, as the City of South Gate is almost completely built out.

Additional sites throughout the city have been brought up by community members, demonstrating the unilateral need for environmental assessments throughout South Gate. The main stakeholders will be residents/property owners, community/citizens groups, nearby business organizations, and the lenders and developers conducting or supporting the actual work and will be actively involved in the site selection process. The plan to involve stakeholders will include the following outreach efforts:

1) The City will announce the Grant award in a press release to the local newspaper and announce the award at a regularly scheduled public City Council meeting. The announcement will be posted on the City of South Gate’s website, and on all city social media accounts. Key community partners listed in Section 2.b.i of the Narrative will be given this information to distribute and place on their websites.

2) The City will host an initial outreach and “kick-off” meeting to acquaint key community organizations, environmental organizations, educational institutions, and the media with the grant project. The City will ask stakeholders to identify additional brownfields they feel are impacting their health and welfare and the sites will be added to the City’s list of potential sites for funding. Meeting outcomes will be available on the City’s website.

3) The City will continue communication with stakeholders. Updates will be provided quarterly to City Council at regularly scheduled public City Council meetings and community members will have the opportunity to provide comment and ask questions. Additional public meetings and presentations will be coordinated with community members. At the close of the project, the City will hold a final public meeting to share project outcomes and presentation materials and minutes will be archived and placed on the City’s website and social media pages. Social media and other innovative methods will be used to reach out to and gather input from the general public. Virtual options for public meeting participation will be available as needed due to COVID19.
News releases, web postings, written materials, etc. will be available in other languages for residents whose first language is not English.

3. **Named Contractors and Subrecipients**

   Contractors: N/A

   Subrecipients: N/A

4. **Expenditure of Assessment Grant Funds:**

   The City does not have an active EPA Brownfields Assessment or Multipurpose Grants.