

2020029097

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: 2020 Walnut Industrial Park

Lead Agency: City of Signal Hill

Contact Person: Colleen Doan

Mailing Address: 2175 Cherry Avenue

Phone: (562) 989-7344

City: Signal Hill

Zip: 90755

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Signal Hill

Cross Streets: Walnut Avenue and 21st Street

Zip Code: 90755

Longitude/Latitude (degrees, minutes and seconds): 33 ° 47 ' 43 " N / 118 ° 10 ' 20 " W Total Acres: 8.37

Assessor's Parcel No. 7210-043-002; 7210-043-003; 7210-043-004; 7210-043-010; 7210-043-011; 7210-043-012; 7210-043-013; 7210-043-014; 7210-043-016; 7210-043-017; 7210-043-018; 7210-043-019; 7210-043-020; 7210-043-021; 7210-043-022; 7210-043-023; 7210-043-024; 7210-043-025; 7210-043-026; 7215-009-003; 7215-009-006 Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 19; 1

Waterways: Los Angeles River

Airports: Long Beach Airport

Railways: Metro A Line (Blue Line) Schools: Signal Hill ES; Alvarado ES; Jessie Elwin Nelson Academy ES; Burnett ES; Lafayette ES; Birney ES; International ES; Lincoln ES; Robert F. Lee ES; Benjamin F. Tucker ES; Jackie Robinson Academy; Mary Butler MS; Franklin MS; George Washington MS; Jefferson Leadership Academy; MS. Regency HS; Paul Robeson HS; Long Beach Polytechnic HS; Renaissance HS; Richard D. Browning HS; Reid Senior HS

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Mit Neg Dec ☐ Other: ☐ NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ Other: ☐ Joint Document ☐ Final Document ☐ Other: ☐

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 _____ Acres _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW
☒ Industrial: Sq.ft. 151075 Acres 8.37 Employees 234 ☐ Waste Treatment: Type _____ MGD
☐ Educational: _____ ☐ Hazardous Waste: Type _____
☐ Recreational: _____ ☐ Other: _____
☐ Water Facilities: Type _____ MGD _____

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: Energy, GHG, Tribal Resources

Present Land Use/Zoning/General Plan Designation:

The western parcel is GP-designated and zoned Light Industrial and the eastern is GP-designated/zoned Commercial Office.

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

Located on the west and east sides of Walnut Avenue, south of Hill Street and north of Jenni Rivera Park, 20th Street, and Alamos Avenue, the project site consists of 8.37 acres that was formerly developed as an oil refinery. All refinery improvements were removed and the southerly sloping site consists mostly of bare soil. Development of nine 1-story and 1-story-with-mezzanine concrete tilt-up buildings, for occupancy by a variety of light industrial businesses, along with a variety of site improvements, such as surface-level parking, landscaping, and miscellaneous underground water, sewer, storm drainage, electricity, and communication lines. The project would dedicate private land for expanded public street right-of-way at the southern terminus of Gundry Avenue, along Walnut Avenue, and 20th Street. Additionally, 21st Street between Walnut Avenue and Gundry Avenue would be vacated and incorporated into the project site plan. The project also includes a soil vapor extraction system to capture and remove soil vapor gas resulting from contamination by the former oil refinery that previously operated on the project site. The project is estimated to require 18-19 months for construction and it is presumed that all buildings will be fully occupied and operational by late 2021.

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.

If you have already sent your document to the agency please denote that with an "S".

☐ Office of Historic Preservation
☐ Office of Public School Construction
☐ Parks & Recreation, Department of
☐ Pesticide Regulation, Department of
☐ Public Utilities Commission
☒ Regional WQCB #4
☐ Resources Agency
☐ Resources Recycling and Recovery, Department of
☐ S.F. Bay Conservation & Development Comm.
☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ San Joaquin River Conservancy
☐ Santa Monica Mtns. Conservancy
☐ State Lands Commission
☐ SWRCB: Clean Water Grants
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☐ Tahoe Regional Planning Agency
☒ Toxic Substances Control, Department of
☐ Water Resources, Department of

☐ Other: _____
☐ Other: _____

Starting Date February 28, 2020 Ending Date March 28, 2020

Consulting Firm: <u>Michael Baker International, Inc.</u>	Applicant: <u>Xebec Realty</u>
Address: <u>3760 Kilroy Airport Way, Suite 270</u>	Address: <u>3010 Old Ranch Parkway, Suite 470</u>
City/State/Zip: <u>Long Beach, CA 90806</u>	City/State/Zip: <u>Seal Beach, CA 90740</u>
Contact: <u>Randy Nichols, Project Manager</u>	Phone: _____
Phone: <u>(560) 200-7168</u>	

Signature of Lead Agency Representative: Colleen Doan, Community Development Director Date: Feb. 26, 2020

Revised 2010