

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 2020 Walnut Industrial Park

Lead Agency: City of Signal Hill

Contact Name: Colleen Doan, Community Development Director

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Project Location: Signal Hill Los Angeles
City County

Project Description (Proposed actions, location, and/or consequences).

Located on the west and east sides of Walnut Avenue, south of Hill Street and north of Jenni Rivera Park, 20th Street, and Alamitos 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant effects identified in the IS/MND include: Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Transportation and Traffic. However, these effects would be avoided or reduced through the following mitigation measures:

Air Quality - grading activities would be limited to four hours per day.

Cultural Resources - a properly qualified archaeologist will be retained to monitor grading to assess suspected prehistoric or historical deposits.

Geology and Soils - paleontological monitoring will be conducted during excavations into native Quaternary materials.

Hazards and Hazardous Materials - proper removal and disposal of debris and material found below ground surface, which includes testing of disturbed soil, monitoring of dust emissions, and disposal of contaminated soils, if required, in accordance with rules established by SCAQMD and LARWQB; soil vapor probes shall be installed and a soil vapor extraction system shall be maintained until LARWQCB indicates no further action is required; establish a groundwater monitoring plan, remediate plumes of LNAPL, and incorporate a land use covenant to prohibit non-commercial/industrial land uses on the site.

Noise - Implement routine construction noise control measures.

Transportation and Traffic - pay fair share for future street system improvements.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Soil contamination of the site due to decades of prior oil refinery activity, and adequacy of proposed remedial measures during construction and over operating life.

Provide a list of the responsible or trustee agencies for the project.

Responsible agency for the project is anticipated to be the Los Angeles Regional Water Quality Control Board.

Governor's Office of Planning & Research

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