

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 # 2020029097

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;

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 HS; Alvarado ES; Jessie Edwin 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; Paal Academy HS; Long Beach Polytechnic HS; Renaissance HS; Richard D. Browning HS; Reid Senior HS.

Document Type:

CEQA: ☐ NOP ☐ Draft EIR
☐ Early Cons ☐ Supplement/Subsequent EIR
☐ Neg Dec (Prior SCH No.) _____
☐ Mit Neg Dec Other: _____

NEPA: ☐ NOI Other: ☐ Joint Document
☐ EA ☐ Final Document
☐ Draft EIS ☒ Other: Recirculated MND
☐ FONSI

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:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input checked="" type="checkbox"/> Industrial: Sq.ft. 151075 Acres 8.37 Employees 234	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: Energy, GHG, TCR

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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 7	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 4
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region #	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 28, 2020

Ending Date September 26, 2020

Lead Agency (Complete if applicable):

Consulting Firm: Michael Baker International, Inc.

Address: 3760 Kilroy Airport Way, Suite 270

City/State/Zip: Long Beach, CA 90806

Contact: Randy Nichols, Project Manager

Phone: (560) 200-7168

Applicant: Xebec Realty

Address: 3010 Old Ranch Parkway, Suite 470

City/State/Zip: Seal Beach, CA 90740

Phone: _____

Signature of Lead Agency Representative: Colleen T. Doan

Digitally signed by Colleen T. Doan
DN: cn=Colleen T. Doan, o=, email=colleen@sealbeach.net, c=US
Date: 2020.08.24 10:13:38 -0700

Date: 8/24/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.