

# 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 #: 2020029097

Project Title: Recirculated MND for 2020 Walnut Light Industrial Project

Lead Agency: City of Signal Hill

Contact Name: Colleen Doan, City Community Development Director

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Project Location: 2020 Walnut Avenue, Signal Hill in Los Angeles County  
City County

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

Redevelopment of former oil refinery site with a light industrial project, consisting of 9 buildings, at heights of 30-34 feet, with a total of 151,075 square feet of building area. Buildings are designed for occupancy by a mixture of potential light industrial businesses that are permitted in the City's Light Industrial Zone, such as light manufacturing, warehousing and assembly of products for consumers and businesses, limited sales of home furnishes and other products, and research facilities. in spaces ranging from 7,650 to 27,530 square feet. Project site is located on the eastern and western sides of Walnut Avenue, between Hill Street to the north and Alamitos Ave./20th St. on the south. Gundry Ave. borders on the west and Alamitos St. borders on the east. Project includes continuation of soil remediation, soil vapor extraction and groundwater monitoring activities to remove contaminants generated by prior oil refinery. Grading would include excavation and reuse of soil materials on site, and removal of soil materials determined to exceed acceptable levels of contaminants, or other unusable materials, for disposal at properly licensed facilities. Construction is anticipated to take 18-19 months, with all site improvements completed and open for occupancy 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.

Disturbance of contaminated soils and placement of new buildings over contaminated areas could result in significant impacts involving accidental releases of hazardous substances, during construction or over the long-term operating life. Grading phase emissions could exceed regional and local thresholds established by SCAMD, prior to mitigation, and construction noise could result in significant nuisance impacts to sensitive neighboring land uses, which include apartments, townhomes, single family homes and a linear park. Proposed mitigation measures include:

- \* On-site grading machinery to be powered by CARB-certified Tier 4 or later diesel engines.
- \* Soil haul off trucks limited to 71 per day during grading.
- \* Drill rigs for soil vapor extraction, air sparge and groundwater monitoring installation to be Tier 3 or later models.
- \* All soil disturbing activities to conform with SCAQMD Rule 1166 standards.
- \* Land Use covenant to be recorded to prohibit non-industrial land uses.
- \* Misc reports to be submitted to City and to LARWQCB to monitor soil and groundwater quality, which may trigger further remedial measures.
- \* Construction noise control plan to be implemented to reduce noise impacts.

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

Issues raised during the public comment period on the original Draft MND have been addressed in the Recirculated MND. No further areas of controversy have been identified.

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

Los Angeles Regional Water Quality Control Board, regarding:

- a) NPDES General Construction Permit
- b) Soil Vapor Mitigation Plan and Soil Reuse Plans