



COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF AVAILABILITY OF SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION (SECOND RMND) 2020 WALNUT INDUSTRIAL PARK PROJECT

Purpose: This is to advise you that the Community Development Department of the City of Signal Hill is making available for public review and comment, a Second Recirculated Mitigated Negative Declaration (Second RMND) for the proposed project, pursuant to Section 15073.5 of the California Environmental Quality Act (CEQA) Guidelines.

This document has been prepared to provide a single, comprehensive evaluation of the environmental consequences that would occur from implementation of this project, including analyses provided in the Original MND, published on February 28, 2020 and the First RMND, published on August 28, 2020 and further clarifications resulting from comments and responses to comments on both of those previous documents. In both of those prior instances, the document was circulated for review by State agencies through the Office of Planning and Research - State Clearinghouse, and to other local and regional agencies and private interests selected by the City of Signal Hill based on their areas of concern or requests to be included in the review process. This Second RMND is being circulated in the same manner, for a 30-day public review and comment period, which will not end on a weekend or a legal holiday, to provide a final opportunity for public input regarding the project's environmental consequences, before the project is considered for approval by the City's Planning Commission and City Council.

For reader's convenience, this document contains highlighted revisions to the Original MND to indicate where there has been supplemental environmental assessments, clarifications and/or revisions of the original Initial Study responses, and additional information to correspond to similar clarifications and supplemental assessments prepared to support responses to comments from various sources. Please also note that the appendix materials contained herein include the original materials, along with supplemental environmental assessments prepared to support the First RMND and responses to comments on the Original MND and First RMND from various sources.

Finally, please note that while there have been some revisions to the previous discussions and analyses presented in the Original MND and First RMND, the project itself has not changed, and no new significant impacts have been identified. All of the project's environmental impacts that could potentially be significant, can be mitigated to a level of less than significant through the mitigation measures specified herein.

Project Description: Development of nine 1-story and 1-story-with-mezzanine concrete tilt-up buildings, ranging in height from 30 feet six inches to 34 feet and comprising 151,075 square feet of total building area. The buildings are for occupancy by businesses engaged in a variety of light industrial activities permitted in the City's Light Industrial Zone. No warehouse/distribution businesses based on large truck shipments or any cold storage activities would be permitted.

The project involves the following discretionary approvals from the City of Signal Hill:

- A. *General Plan Amendment*: To amend the City's General Plan Land Use Element to redesignate Site 2 (eastern parcel) from Commercial Office to Light Industrial.
- B. *Zone Change*: To amend the City's Zoning Map to classify Site 2 (eastern parcel) from Commercial Office to Light Industrial.
- C. *Tentative Tract Map 80302*: To merge and re-subdivide existing parcels to create condominium ownership rights for each of the nine buildings, plus commonly owned parcels for shared site improvements to be maintained by an association of the future property owners. This map will also vacate the existing 21st Street right-of-way, dedicate 5 feet of additional public right-of-way along both Walnut Avenue frontages, and dedicate public right-of-way for the existing segment of 20th Street.
- D. *Site Plan and Design Review*: The purpose of site plan and design review process is to ensure the proposed project is in conformance with the provisions of the Municipal Code and to guide City departments in the issuance of permits.

Location: The project is 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. Gundry Avenue borders the site on the west and Gaviota Avenue borders the site on the east. For reference purposes, the site address is 2020 Walnut Avenue. The western parcel is referred to throughout this Initial Study as "Site 1" and the eastern is referred to as "Site 2." A regional location map and a vicinity map are provided in *Figures 1 and 2*.

Mitigated Negative Declaration. An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 ("CEQA Guidelines"). A Mitigated Negative Declaration of Environmental Impacts ("MND") is proposed for this project pursuant to CEQA § 15070.

Comments on Draft MND. *The public review and comment period for the Second RMND begins on Tuesday, June 29, 2021 and ends at 5:00 PM on Wednesday, July 28, 2021.* Written comments concerning the adequacy of the information provided in the Second RMND may be submitted through July 28, 2021 to the attention of Colleen Doan, Community Development Director, in the Community Development Department. Comments may be submitted by mail, to 2175 Cherry Avenue, Signal Hill, CA 90755 or via email, to CDoan@cityofsignalhill.org.

Public Hearings Schedule to be Determined. At this time, the City has not identified a date and time for the first public hearing on this project before the Signal Hill Planning Commission. A subsequent notice will be issued concerning that public hearing.

Project Reference Materials Available for Review. The file for the above-mentioned proposal, including the Second RMND, is available for public review, Monday through Friday, between 8:00 AM and 5:00 PM in the City of Signal Hill Community Development Department, located at 2175 Cherry Avenue, Signal Hill, CA 90755. The Second RMND materials may be downloaded at this weblink: <https://www.cityofsignalhill.org/612/Current-Projects>

For further information, please contact Colleen Doan, Community Development Director, in the Community Development Department at 562-989-7344 or via email at CDoan@cityofsignalhill.org.



Colleen Doan, Community Development Director

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Legend

- ★ Project Site
- ▭ Signal Hill City Limits

Source: ESRI streetmap, 2018; Los Angeles County, 2018

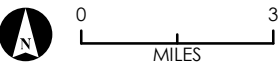
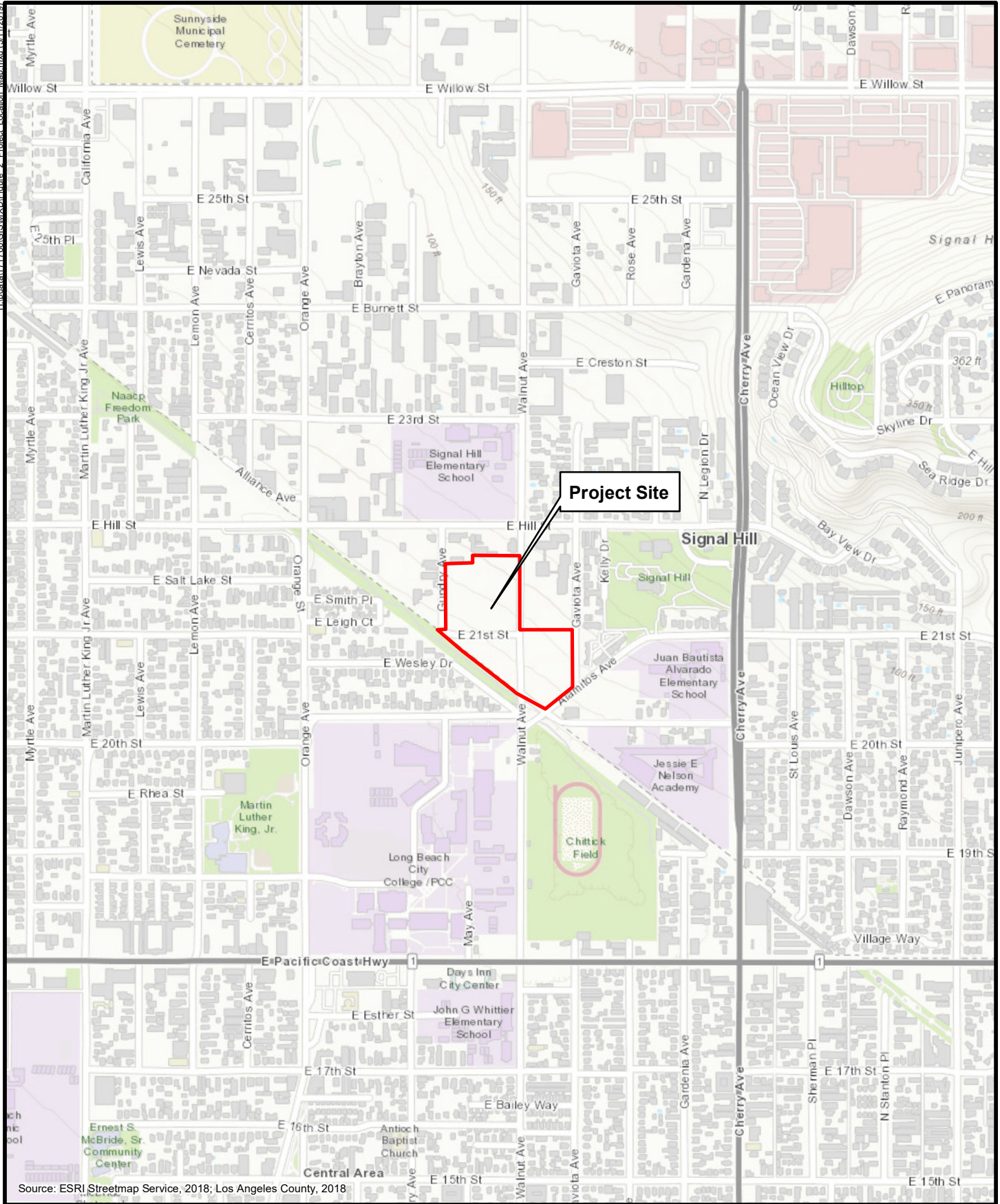


FIGURE 1
Regional Location Map



Source: ESRI Streetmap Service, 2018; Los Angeles County, 2018

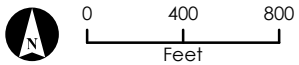


FIGURE 2
Project Vicinity Map