



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN in compliance with section 15072 of the California Environmental Quality Act Guidelines that the City of Signal Hill, as Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration addressing the proposed Gateway Center North shopping center and is available to responsible and trustee agencies, interest groups and the general public for review and comment.

THE PROJECT includes a zoning ordinance amendment to establish the Gateway Center North commercial specific plan and a reclassification on the City zoning map of the site area from Commercial General (CG) and Freeway Self-Storage (SP-12) specific plan to Gateway Center North (SP-12) specific plan. Development on the site includes an interior and exterior remodel of the existing 135,811 square-foot Target Store, with no expansion of the existing store proposed, a new 177,345 square-foot self-storage facility, commercial pads totaling 23,500 square feet, of which one is proposed as a drive-thru restaurant. The project also includes a remodel of an existing freeway oriented monument sign. The proposed project would have environmental impacts requiring mitigation in the following categories: construction impacts for air quality, cultural & tribal resources, and hazardous materials.

THE PROJECT IS LOCATED at the southwest corner of California Avenue and E. 33rd Street in Signal Hill and is associated with two addresses: 3177 California Avenue and 950 E. 33rd Street. A small portion of the westerly area of the project site (950 E. 33rd Street, Signal Hill, CA 90755) historically housed a gasoline service station and is included in the State Water Resources Control Board's list of leaking underground storage tanks (Geotracker), which is a database maintained pursuant to Government Code, section 65962.5. Specifically, Target Store #T-292 is identified as a LUST Clean-up Site that is open for remediation as of June 9, 2010, with a Global ID# T0603701871. The Assessor's Parcel number is 7148-005-028. The potential contaminant of concern is gasoline and the potential media of concern is a non-potable aquifer.

THE MITIGATED NEGATIVE DECLARATION is being circulated for public review from **March 29, 2021 to April 27, 2021**. The associated documents may be viewed on the City's website at www.cityofsignalhill.org and are also available for viewing by appointment in the Community Development Department of City Hall at 2175 Cherry Avenue between the hours of 7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. on Fridays. To make an appointment call (562)-989-7340.

Comments may also be submitted in writing to Elise McCaleb, Project Planner, by email to emccaleb@cityofsignalhill.org, or may be mailed to the attention of Elise McCaleb in

the Community Development Department at 2175 Cherry Avenue, City of Signal Hill, CA 90755.

The proposed project will be reviewed for approval by the Planning Commission and City Council on the dates listed below. A public hearing notice will be mailed, published, and posted 10 days prior to the following meeting dates.

PLANNING COMMISSION: April 20, 2021

CITY COUNCIL: May 11, 2021

PROJECT VICINITY MAP

