



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

NOTICE OF PREPARATION

NOTICE IS HEREBY GIVEN pursuant to section 15082 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) (14 Cal. Code Regs. section 15000 et seq.: the State CEQA Guidelines) that the City of Signal Hill intends to prepare an environmental impact report (EIR) in connection with the City's Housing Element Update. In compliance with Public Resources Code Section 21067 and State CEQA Guidelines section 15050, the City of Signal Hill (City) is the Lead Agency responsible for preparation of an EIR addressing potential impacts associated with the 2021-2029 Housing Element Update Project.

THE PROJECT includes the updating of the City's Housing Element to address housing needs for the October 2021 to October 2029 Planning Period. The SCAG RHNA allocation for the City identified a housing need of 517 housing units. The RHNA allocation for Signal Hill includes 161 very low-income units, 78 low-income units, 90 moderate-income units, and 188 above moderate-income units. The Project area encompasses the entirety of the City limits, approximately 2.2 square miles. Housing Inventory Sites will be identified within the Housing Element for the development of up to 724 housing units, in line with the recommendation of the California Department of Housing and Community Development (HCD) to allot for 15 to 30 percent above a local government's allocated housing units. The Project also identifies four Housing Inventory Sites as required by Government Code section 65583.2 (a).

THE PROJECT IS LOCATED in the City of Signal Hill and encompasses the entirety of the City limits. Four Inventory Housing Sites are identified and located at the following locations:

- **Walnut Bluff:** is located north of E. Willow Street at 2653 Walnut Avenue (APN #: 7212-010-038) in the Central neighborhood. The site is approximately two acres in size. There are currently four active oil and gas wells, three abandoned wells, and limited vegetation.
- **Heritage Square:** is located northwest of the intersection of Cherry Avenue and Burnett Street (APN #s: 7214-005-900 through 904; 7214-005-010, 011; 7214-006-019, 020, 014, 015) in the Civic Center neighborhood. The site is approximately 8.8 acres in size. There are four active oil and gas wells, six abandoned wells, and limited vegetation.
- **Town Center Northwest:** is located northeast of the intersection of E. Willow Street and Walnut Avenue (APN #: 7212-011-034) in the Central neighborhood. The site is approximately 8.3 acres in size. There is one injection well onsite, with approximately eight active oil and gas wells and approximately 10 abandoned wells outside of the drill site area, and limited vegetation.
- **Orange Bluff:** is located south of where E. 27th Street dead-ends into the property from the east (APN #s: 7212-008-049, 051, and 7212-010-010, 19, and 020) in the Central neighborhood. The site is approximately 9.2 acres in size. The existing site is mostly vacant; however, the center of the site is developed with a light industrial building. There are 11 active wells and 10 abandoned wells. Scattered about the site are remnants of previous developments including foundations and paved areas, with limited vegetation.

POTENTIAL ENVIRONMENTAL EFFECTS include Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use/Planning, Noise, Population and Housing, Public Services, Transportation/Traffic, and Tribal Cultural Resources. These topics will be addressed in the EIR. In addition, the EIR will describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Unless new information identifying other potential impacts is presented during the scoping process, the following topics will not be discussed further in the EIR: Aesthetics, Agriculture and Forestry, Biological Resources, Mineral Resources, Recreation, Utilities and Service Systems, and Wildfire.

THE INITIAL STUDY is being circulated for public review from May 14, 2021, to June 14, 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.

PLEASE SUBMIT COMMENTS in writing to Elise McCaleb, Project Planner, by email to emccaleb@cityofsignalhill.org, or written comments may be mailed to the attention of Elise McCaleb in the Community Development Department at 2175 Cherry Avenue, Signal Hill, CA 90755 and must be postmarked no later than June 14, 2021.

A SCOPING MEETING, as part of the NOP process, will be conducted jointly with the Planning Commission Workshop. Information for joining the meeting are included below:

Date: May 18, 2021

Time: Meeting begins at 7:00 pm.

In order to minimize the spread of the COVID-19 virus, this will be a virtual meeting.

To listen to the meeting live at 7:00 p.m.:

- Call (408) 638-0968 (audio only) and enter meeting ID: 860-0994-8336, press # when prompted to provide participant ID, and enter passcode: 636831. If you would like to make a public comment, please notify the meeting host by pressing *9 on the telephone keypad.

To view and participate at 7:00 p.m.:

- Visit www.zoom.us on your desktop computer or laptop, click on "Join a Meeting," and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted; or
- Download the app from the app store if you are using a smart phone, and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted.
- Please note that you will be placed in "listen only" mode, and your video feed will not be shared with the Commission or public. If you would like to make a public comment, please notify the meeting host by raising your virtual hand (see hand icon at bottom of screen) and you will be invited to speak when the Commission is taking public comments. Please do not simultaneously use a microphone through Zoom and a cellphone/telephone. That combination results in audio problems for all participants.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the Community Development Director at cdoan@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, May 18, 2021 and your comment will be read into the record.
- The City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above.

The City of Signal Hill thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.