



COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION 2020 WALNUT INDUSTRIAL PARK PROJECT

Purpose: In accordance with the State of California Public Resources Code Section 21092, Sections 15063 and 15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act, and the Signal Hill Municipal Code, this is to advise you that the Community Development Department of the City of Signal Hill has prepared an initial study of environmental impacts on the following project and is recommending the environmental determination described below.

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.

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 MND begins on February 28, 2020 and ends at 5:00 PM on March 28, 2020.* Written comments concerning the adequacy of the information provided in the MND may be submitted through March 28, 2020 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.

The file for the above-mentioned proposal, including the MND, 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 Draft MND materials may be downloaded at this weblink: <https://www.cityofsignalhill.org/DocumentCenter/View/8881/2020-Walnut-ISMND-PDF>

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.

A handwritten signature in blue ink that reads "Colleen T. Doan". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Colleen T. Doan, Community Development Director