



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

The Courtyard at Signal Hill

City of Signal Hill, CA

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Signal Hill is circulating for public comment the Initial Study/Mitigated Negative Declaration (MND) for the Courtyard at Signal Hill residential housing project.

Project/Location: 1933-1939 Temple Avenue, Signal Hill, CA

Project Description: Signal Ventures LLC proposes to demolish, remove, and dispose of all existing buildings, concrete, asphalt, and vegetation from the existing site. Once clear, the Project Site would be developed into eight new detached single-family homes and ancillary facilities. This residential development would require a zoning ordinance amendment from the current designation of Residential High Density to The Courtyard Specific Plan (SP-21).

Document Availability: The Initial Study/MND will be available for review at the following locations beginning on Friday, October 4, 2024:

- City of Signal Hill Community Development Department, 2175 Cherry Avenue, Signal Hill, CA 90755
- City of Signal Hill website: <https://www.cityofsignalhill.org/612/Current-Projects>

Public Review Period: The 30-day public review period for the Initial Study/MND is from October 4, 2024 to November 4, 2024.

Comments: Any person who wishes to comment on the City's intent to adopt the MND must submit written comments no later than 5:00 p.m. on Monday, November 4, 2024. Written comments may be sent to: Colleen Doan, Community Development Director, City of Signal Hill, 2175 Cherry Ave., Signal Hill, CA 90755. Comments may also be sent by e-mail to cdoan@cityofsignalhill.org.

Project Impacts: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration has been prepared outlining a Mitigation Monitoring and Reporting Plan to mitigate the potentially significant impact to nesting birds to less than significant impact.

Public Hearing: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Carlos Luis al 562.989.7360.