

**Mitigated Negative Declaration
1900 Temple Avenue - SPDR-21-08
March 2022**

**City of Signal Hill
Community Development Department
2175 Cherry Avenue
Signal Hill, CA 90755**

The City of Signal Hill Community Development Department has completed an Initial Study in accordance with the California Environmental Quality Act (CEQA) to determine whether the project described below may have a significant adverse effect on the environment. On the basis of that Initial Study, the City hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report, because the proposed project either: a) has, or creates, no significant environmental impacts requiring mitigation; or b) will not create a significant adverse effect, because the Mitigation Measures described in the Initial Study have been added to the project.

The documents that constitute the Initial Study and provide the basis for and reasons for this determination are attached and are hereby made a part of this document.

Project: Site Plan and Design Review (SPDR) 21-08 for a new custom one-story 2,343 square-foot single-family dwelling with three bedrooms, a den, two-and-a-half bathrooms, an attached 628 square-foot two-car garage, and a detached 725 square-foot two-car garage with storage area, on a vacant 8,165 square-foot lot at 1900 Temple Avenue in the Residential Low Density (RL) zoning district. The project includes a second-story Accessory Dwelling Unit (ADU) above the detached garage, which is not subject to SPDR or CEQA. The project also includes a request for an alternative lot frontage determination from the Planning Commission. The property has one abandoned oil well in the south portion of the site which is proposed to be built over thereby prohibiting direct access to the well; therefore, all pre-requisites to SPDR established in Chapter 16.24 of the Signal Hill Municipal Code (SHMC) have been satisfactorily completed, including well discovery, leak testing, installation of a vent cone, preparation of a well survey, a Well Access Exhibit, and a Well Abandonment Report (WAR). The WAR has been evaluated by the City Petroleum Engineer and approved by the Oil Services Coordinator.

Hearing Dates: Planning Commission Public Hearing April 19, 2022, at 7:00 PM
City Council Public Hearing Not Required
at the City Hall Council Chamber, 2175 Cherry Avenue, Signal Hill, CA, 90755

NOTICE: If you wish to appeal the appropriateness or adequacy of this document, address your written comments regarding our findings that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document is provided for review by the general public and is about the environmental effects only. Further information for the proposed project may be reviewed at the Community Development Department, City Hall, 2175 Cherry Avenue, Signal Hill, California, 90755, between the hours of 7:30 AM to 5:30 PM Monday through Thursday, and 7:30 AM to 4:30 PM on Fridays. We recommend calling the project planner in advance. The project planner for this project is:

Name: Ryan Agbayani, Associate Planner Phone: (562) 989-7341
Email: ragbayani@cityofsignalhill.org

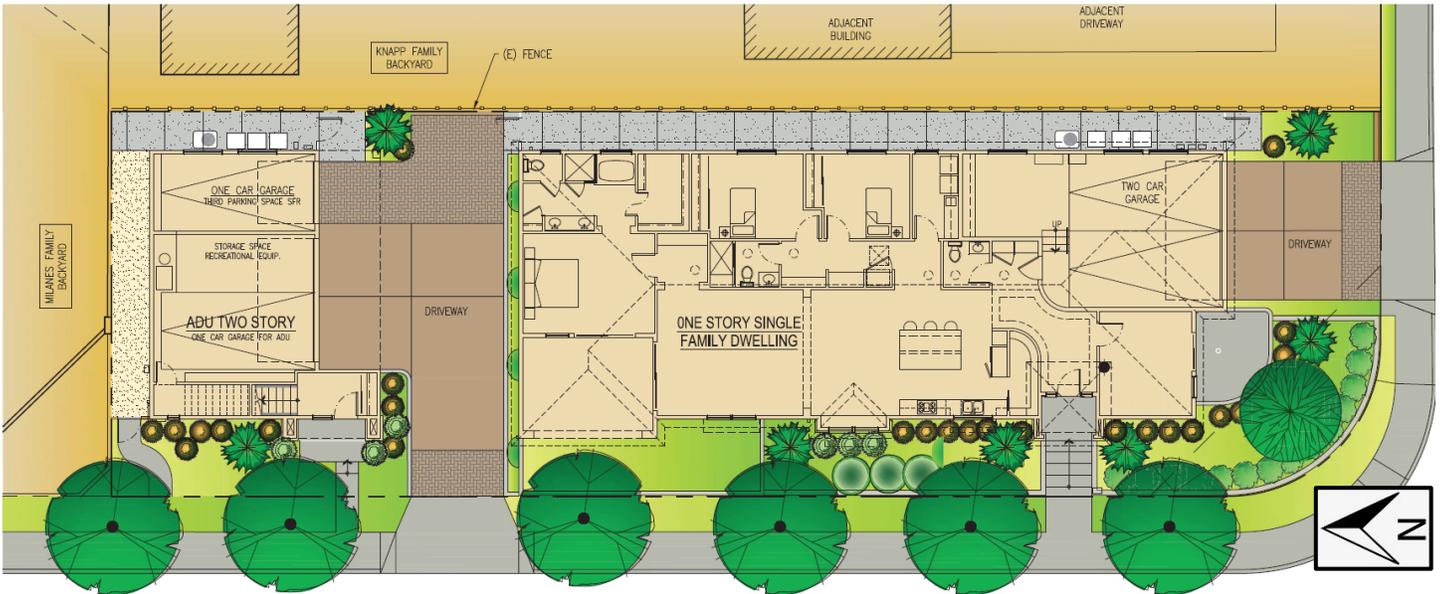
ENVIRONMENTAL CHECKLIST AND INITIAL STUDY FORM

1.	Project Title: Residential SPDR (SPDR-21-08)																		
2.	Lead Agency Name and Address: City of Signal Hill, 2175 Cherry Ave., Signal Hill, CA, 90755																		
3.	Contact Person and Phone Number: Ryan Agbayani, Associate Planner (Community Development Department), at (562) 989-7341 or ragbayani@cityofsignalhill.org																		
4.	Project Location: 1900 Temple Avenue (APN: 7217-009-056).																		
5.	<p>Applicant's Name and Address: Janice Vititow, Vititow Family Trust, - 2852 Gundry Ave. - Signal Hill, CA 90755</p> <p>Authorized Agent: Bozena Jaworski, RPP Architects and Associates Inc. – 5199 E. PCH - Long Beach, CA 90804</p>																		
6.	General Plan Designation: Low Density Residential (1.1)																		
7.	Zoning: Residential Low Density (RL)																		
8.	<p>Description of the Project: Construct a new custom one-story 2,343 square-foot single-family dwelling with three bedrooms, a den, two-and-a-half bathrooms, an attached 628 square-foot two-car garage, and a detached 725 square-foot two-car garage with storage area and with a second-story Accessory Dwelling Unit (ADU), on a vacant 8,165 square-foot lot housing an abandoned oil well in the south portion of the site which is proposed to be built over thereby prohibiting direct access to the well at 1900 Temple Avenue in the Residential Low Density (RL) zoning district. The project also includes:</p> <ul style="list-style-type: none"> • A request for an alternative lot frontage determination; and • Site Plan and Design Review 21-08 for the site plan and architectural design. 																		
9.	<p>Surrounding Land Uses and Setting: The existing zoning designations and land uses for the project site and adjacent properties are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 20%;">Direction</th> <th style="width: 30%;">Zoning Designation</th> <th style="width: 50%;">Existing Land Use</th> </tr> </thead> <tbody> <tr> <td>Project Site</td> <td>Residential Low Density (RL)</td> <td>Vacant Parcel</td> </tr> <tr> <td>North</td> <td>California Crown Specific Plan (SP-5)</td> <td>California Crown Residential Development (SFDs)</td> </tr> <tr> <td>South</td> <td>Residential High Density (RH)</td> <td>Existing Multi-Family Residential Dwellings</td> </tr> <tr> <td>East</td> <td>Residential Low Density (RL)</td> <td>Existing Two-Story SFD with Detached ADU</td> </tr> <tr> <td>West</td> <td>Residential High Density (RH)</td> <td>Existing Multi-Story Condominium Complex (Hillbrook)</td> </tr> </tbody> </table>	Direction	Zoning Designation	Existing Land Use	Project Site	Residential Low Density (RL)	Vacant Parcel	North	California Crown Specific Plan (SP-5)	California Crown Residential Development (SFDs)	South	Residential High Density (RH)	Existing Multi-Family Residential Dwellings	East	Residential Low Density (RL)	Existing Two-Story SFD with Detached ADU	West	Residential High Density (RH)	Existing Multi-Story Condominium Complex (Hillbrook)
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10.	<p>Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement). Los Angeles County Fire Department, Los Angeles County Sanitation District, Caltrans, The California Geologic Management Division (CalGEM), Southern California Edison, Long Beach Oil & Gas, and other various agencies.</p>																		

Figure 1: Vicinity Map



Figure 2: Site Plan



ENVIRONMENTAL CHECKLIST

Project Name: Residential SPDR (SPDR-21-08)

Date: 3-25-22

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. AGRICULTURE AND FORESTRY RESOURCES. <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or project air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or other established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. ENERGY. <i>Would the project:</i>				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expensive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. HYDROLOGY AND WATER QUALITY. Would the project:				

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a. Violate any water quality standards or waste discharge requirements. or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: 1) result in substantial erosion or siltation on- or off-site; 2) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 3) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or 4) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. NOISE. Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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airport, would the project expose people residing or working in the project area to excessive noise levels?				
14. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses), or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. PUBLIC SERVICES.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. TRANSPORTATION / TRAFFIC. Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				

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a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. National Pollution Discharge Elimination System (NPDES) Will the project result in:				
a. Storm water system discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage delivery or loading docks, or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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b. A significantly environmentally harmful increase in the flow rate or volume of storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A significantly environmentally harmful increase in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Storm water discharges that would significantly impair the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Harm the biological integrity of drainage systems and water bodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Will there be potential impact of project construction on storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Will there be potential impact of project post-construction activity on storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. MANDATORY FINDINGS OF SIGNIFICANCE Does the project have:				
a. The potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF THE ENVIRONMENTAL CONSEQUENCES OF THE PROPOSED PROJECT

This section considers the impacts of the proposed project, including short-term and long-term impacts of the proposed actions such as the construction of the proposed project or its operations, and indirect or secondary impacts from project actions. For each environmental topic, the State CEQA guidelines provide a description of the "threshold of significance" to guide the Lead Agency in its determinations regarding whether there is a potential significant effect on the environment. One of the following determinations is made for each topic:

No Impact - the proposed project will not have any measurable impact on the environmental factor being analyzed.

Less Than Significant Impact - the proposed project would have an adverse impact relative to the environmental topic under consideration; however, the impacts would be below the threshold of significance.

Potentially Significant Unless Mitigated - the proposed project would result in environmental impacts that exceed the threshold of significance criteria, but mitigation measures incorporated into the project will mitigate the impact to a level that is less than significant. "Potentially Significant Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." A description of the mitigation measure(s) is provided along with a brief explanation of how they reduce the effect to a less than significant level.

Potentially Significant Impact - the proposed project would have impacts that are considered significant.

The explanation provided for each checklist question identifies the significance criteria or threshold used to evaluate project impacts, and mitigation measures are identified, if necessary, to reduce impacts to below a level of significance. Generally, the discussion of environmental impacts focuses on the adverse environmental impacts of a project; however, it is possible for a project to have beneficial environmental impacts in which case the benefits are identified, but not considered significant.

A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources cited by the Lead Agency. A "No Impact" answer is adequately supported if the reference information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is considered sufficient where it is based on project-specific factors, as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

A brief discussion provides the reference and the location where it may be reviewed. References used to prepare this document are numbered and shown as footnotes. These reference documents are available for review at the Community Development Department, City Hall, 2175 Cherry Avenue, Signal Hill, CA.

1. AESTHETICS

a) Would the project have a substantial effect upon a scenic vista?

No impact: The proposed Project is for construction of a new detached single-story single-family dwelling (SFD), with an attached single-story garage and a detached two-story garage with Accessory Dwelling Unit on the second story. The site is an 8,165 square foot vacant infill property. The proposed Project would not have a substantial effect upon a scenic vista. For purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Consistent with the City's View Policy, the applicant installed story-poles for the two-story detached garage and the City mailed out view notices to property owners and residents within a 500' radius. No requests for a view analysis were received. The applicant's agent also conducted outreach to adjacent neighbors to further inquire whether they had view impact concerns. It was determined that the project caused no impacts to scenic vistas. No mitigation measures are required.

b) Would the project substantially damage scenic resources including, but not limited to trees, rock outcroppings and historic buildings within view of a State Scenic Highway?

No impact: The Project site is not located in close proximity to a scenic route as designated in the General Plan, nor will it damage State recognized scenic resources such as trees, rock outcroppings, historic buildings, or State Scenic Highway. No mitigation measures are required.

c) Would the project substantially degrade the existing visual character or quality of the site or its surroundings?

No impact: The proposed Project is for construction of a new detached single-story single-family dwelling (SFD), with an attached single-story garage and a detached two-story garage with Accessory Dwelling Unit on the second story on a vacant infill site. This development is similar to the adjacent SFDs and has a lower visual profile than the surrounding high density residential developments. The proposed Project would enhance the aesthetic of the otherwise vacant lot with varied vegetation. The project will be reviewed under the City's Site Plan and Design Review (SPDR) procedures which require the Planning Commission to make findings on the overall and architectural design of the project. No mitigation measures are required.

d) Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Less than significant impact: The proposed Project would not create substantial light or glare. During the SPDR the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property. No mitigation measures are required.

2. AGRICULTURE AND FORESTRY

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring program of the California Resources Agency, to non-agricultural use?

No impact: There are no farmland or agriculture zones within the City of Signal Hill. No mitigation measures are required.

b) Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

No impact: There are no agricultural zones within the city. No mitigation measures are required.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No impact: There are no forest land zones within the City of Signal Hill. No mitigation measures are required.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No impact: The new development will not result in the loss of forest land or conversion of forest land to non-forest use. No mitigation measures are required.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No impact: The new development will not convert any farmland, agricultural land, or forest land as the City of Signal Hill does not have any existing designated farmland, agricultural land or forest land. No mitigation measures are required.

3. AIR QUALITY

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than significant impact: The proposed Project proposes a low density SFD project, consistent with the underlying zoning and therefore has been determined to have a less than significant impact. In accordance with the 2019 California Building Code and the South Coast Air Quality Management District (SCAQMD) Rule 403 requirements, construction related emissions and dust suppression measures will be required in accordance with the SCAQMD adopted Air Quality Management Plan. Therefore, the project will not conflict with or obstruct implementation of the applicable air quality plan. No mitigation measures are required.

b) Would the project violate any air quality standard or contribute substantially to an existing or project air quality violation?

Less than significant impact: During construction, to reduce short-term impacts related to fugitive dust the applicant shall incorporate the SCAQMD's best available control measures applicable to all construction sites for demolition and earth-moving activities. SCAQMD Rule 403 works to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions. Control measures include stabilize wind erodible surfaces to reduce dust include pre-apply of water to a depth of proposed cuts and stabilize soils once earth-moving activities are complete. Implementation of these regulatory measures would also be obligatory for the proposed modified Project. After construction, the residential development will not violate air quality standards. No further mitigation measures are required.

c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

No impact: The project will not result in a cumulatively considerable increase in any pollutants. SFDs are not known to produce criteria pollutants. No mitigation measures are required.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

No impact: The proposed residential Project will not expose sensitive receptors to substantial air pollutant concentrations. There are no hospitals, schools, day care centers, or other known sensitive receptors in nearby proximity to the project location. Furthermore, the project is consistent with underlying zoning and General Plan designations and is a low density SFD which is not expected to produce substantial pollutants. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations. No mitigation measures are required.

e) Would the project create objectionable odors affecting a substantial number of people?

No impact: The proposed Project is a residential development, and no significant odors will result from the use. No mitigation measures are required.

4. BIOLOGICAL RESOURCES

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

No impact: The new SFD will not have a substantial adverse effect, either directly or through habitat modifications on species identified as candidate, sensitive, or special status species. The City of Signal Hill is an urbanized area. Therefore, the city does not contain areas of viable wildlife habitat. Currently, there are no known candidate, sensitive, or special status plant or wildlife species as designated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service within the City of Signal Hill. The Project site is currently vacant and has limited vegetation. No mitigation measures are required.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No impact: The vacant Project site is an infill lot surrounded by low to high-density residential neighborhoods. There are no nearby areas that would be a substantial habitat. The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community. The City of Signal Hill is an urbanized area. The General Plan indicates that there is no riparian habitat or other sensitive natural community as designated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service within the City of Signal Hill. No mitigation measures are required.

c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No impact: There are no protected wetlands within the City of Signal Hill. No mitigation measures are required.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No impact: The proposed Project will not have adverse effects on any native resident or migratory fish or wildlife species or migratory wildlife corridors or impede the use of native wildlife nursery sites. The General Plan indicates that most animals within Signal Hill are expected to be common, widespread, and a highly adaptable species. In addition, there are no wildlife corridors or nursery sites within the city. No mitigation measures are required.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No impact: The proposed Project will not have adverse effects on any local policies or ordinances protecting biological resources. The construction associated with the project will not result in any changes to the Street Tree Ordinance involving tree preservation and there are no significant biological resources within the city. The existing vegetation on the site is sparse and does not include any trees. No mitigation measures are required.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

No impact: The City of Signal Hill is an urbanized City with no known habitats to conserve. Therefore, the city does not have a habitat conservation plan or other approved conservation plan. No mitigation measures are required.

5. CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?

No impact: The development of one SFD in a vacant infill site will not cause a substantial adverse change in the significance of a historical resource. There are no known historical resources in the vicinity. A tribal notification was sent, and a mitigation measure was added to Section 18, Tribal Cultural Resources. No additional mitigation measures are required.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA guidelines 15064.5?

No impact: The proposed Project will not cause a substantial adverse change in the significance of an archaeological resource. There are no known archaeological resources identified within Signal Hill. The site is flat and vacant with no recent development, but it houses an abandoned oil well which was previously a producing well and it is assumed the site has been previously disturbed. A tribal notification was sent, and a mitigation measure was added to Section 18, Tribal Cultural Resources. No additional mitigation measures are required.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

No impact: The construction of the proposed Project will not disturb any human remains. The site houses an abandoned oil well which was previously a producing well and it is likely that any human remains would have been found at the time of the oil extraction activities. A tribal notification was sent, and a mitigation measure was added to Section 18, Tribal Cultural Resources. No additional mitigation measures are required.

6. ENERGY

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No impact: The proposed Project will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. During the construction phase, the developer must comply with the 2019 California Building Code (CBC) and CalGreen. The applicant will be encouraged to include energy efficient materials and equipment and will be required to note items that are above and beyond the CalGreen standards during SPDR. No mitigation measures are required.

b) Would the project conflict with or obstruct a state or local plan for renewable energy for energy efficiency?

No impact: The developer must comply with the 2019 CBC and CalGreen. The applicant will be encouraged to include the infrastructure for a future homeowner to have the option to install a rooftop solar photovoltaic (PV) system. No mitigation measures are required.

7. GEOLOGY AND SOILS

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issues by the State Geologist for the area or based on other substantial evidence of a known fault?

No impact: The proposed Project is not located within the Alquist-Priolo earthquake fault zone according to the Figure 4, Local Fault Map & Alquist-Priolo Zones, of the General Plan Safety Element. The nearest Alquist-Priolo Earthquake Fault Zone is located 0.4 miles to the northwest as part of the Cherry Hill Fault. The proposed Project would be required to adhere to all current seismic building code requirements. No mitigation measures are required.

2) Strong seismic ground shaking?

Less than significant impact: The proposed Project would be required to adhere to all current seismic building code requirements. The Project Site is located within the seismically active Southern California region and therefore could be subject to seismic ground motion. No mitigation measures are required.

3) Seismic-related ground failure, including liquefaction?

No impact: The proposed Project is not located within a liquefaction zone according to the Figure 5, Seismic Hazards, of the General Plan Safety Element. To have potential for liquefaction, three simultaneous conditions are necessary: cohesionless soils, high ground water, and ground shaking. All three of these conditions are not expected to exist simultaneously in Signal Hill. No mitigation measures are required. The proposed Project would not exacerbate existing environmental conditions and would not directly or indirectly cause potential substantial adverse effects involving strong seismic ground shaking. No mitigation measures are required.

4) Landslides?

No impact: The proposed Project is not located within a landslide zone according to the Figure 5, Seismic Hazards, of the General Plan Safety Element. No mitigation measures are required.

b) Would the project result in substantial soil erosion or the loss of topsoil?

No impact: Construction of the SFD will include grading, but the site is relatively flat and installation of NPDES during construction will be a requirement of the SPDR conditions of approval, as well erosion control measures to address rains or high winds to mitigate potential erosion impacts.

Prior to the issuance of a grading permit, the applicant shall submit a precise grading plan, and erosion sediment control plan, all prepared by a licensed Civil Engineer, to the City for approval, showing retaining walls, drainage structures, and facilities. The plans must be coordinated with the approved site plan and landscape plans. The precise grading plan shall

include an erosion sediment control plan for construction during the rainy season, details for the construction of all storm water plan. In addition, the applicant shall comply with the recommendations of a soils report to prevent undue geological hazards on-site. No mitigation measures are required.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No impact: The proposed Project is not located in a landslide or liquefaction hazard area. No mitigation measures are required.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No impact: The proposed Project will not expose people or structures to potential substantial adverse effects related to expansive soils. A SPDR condition of approval will require a Geotechnical Report, signed/stamped/dated with wet ink application by a licensed California Geotechnical Engineer be provided and approved prior to issuance of a building permit and all recommendations of the report shall be implemented. No mitigation measures are required.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No impact: The proposed Project will be serviced by the Los Angeles County Sanitation District and will not result in the use of septic tanks or alternative wastewater disposal systems. No mitigation measures are required.

8. GREENHOUSE GAS EMISSIONS

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Less than significant: The proposed Project is a low density SFD which will not directly generate significant greenhouse gas emissions. The site is currently vacant therefore no structural demolition will be necessary. Construction of a SFD will not generate a significant number of new construction trips. Any indirect greenhouse gas emissions related to new trips are not expected to be significant. The proposed SFD will include various "green" and energy efficient features such as low flow fixtures, tankless water heater, energy efficient appliances, high R-value insulation, low VOC coatings and high efficiency LED lighting. No mitigation measures are required.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than significant: The proposed Project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases. On September 23, 2010, CARB adopted targets in conjunction with AB32 to develop regulations on how the State will address climate change impacts and adopted a target for reducing greenhouse gas emissions associated with passenger vehicle travel by 2020 and 2035. The adopted goals are intended to encourage healthy and sustainable communities that improve the way planning is conducted and promote transportation choices. The city is working with the sub-region through the Regional Transportation Plan on projects to meet the set greenhouse gas emission reduction goals. No mitigation measures are required.

9. HAZARDS AND HAZARDOUS MATERIALS

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than significant impact: Phase I and Phase II reports have been prepared along with a Human Health Risk Assessment which indicates a presence of arsenic subsurface on the site at depths of approximately five feet. Following review of a site plan, Office of Environmental Health Hazard Assessment (OEHHA) concluded that the arsenic hits will be under the proposed building and therefore the opportunity for post-construction residential exposure will be eliminated. During construction, there could be some worker exposure to these elevated arsenic concentrations, but that would likely be short-term and would not cause significant carcinogenic risk to the workers. Furthermore, the arsenic would have to be

ingested to cause harm and construction workers would have to be exposed for more than 18 days for the hazard quotient level to exceed target level unity (1.0). No mitigation measures are required.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than significant impact with implementation of a mitigation measure: The State California Geologic Energy Management Division (CalGEM) data indicates the presence of an abandoned oil well in the southern quadrant of the Project site. Although the City's Oil and Gas Code regarding development on properties with abandoned oil wells requires the well to be located, excavated and tested for methane leaking, then surveyed and a vent cone installed with supervision by the City's Oil Services Coordinator. All steps have been taken and documented and a Well Abandonment Report was prepared as required and reviewed by the City's Petroleum Engineer who concurred with the finding that the well abandonment meets the city standards for construction over the abandoned well. The WAR was approved by the City's Oil Services Coordinator and although no soil vapors were detected from the Phase II analysis, also in accordance with the City Oil and Gas Code a passive subsurface methane mitigation system which complies with the City Standards will be required for all structures on site. In addition, the City's Oil and Gas Code also requires the entire project site to be tested for methane levels. The following mitigation measures are required.

Mitigation Measure #1: Plans for a sub-slab vapor intrusion barrier must be prepared by a licensed engineer and submitted to the City for formal review by the City's Environmental Consultant and Oil Field Services Coordinator, prior to issuance of a permit. Per the standards summarized in the City's Minimum Requirements Standard for Methane Mitigation an Active Modified Vapor Intrusion barrier will be required as follows:

- An impermeable membrane such as a liquid boot is required sub-slab and shall be placed in between a geotextile and geo cloth per manufacturer's specifications to protect it from the gravel blanket below and sand above;
- A 4" gravel blanket is required underneath the impermeable membrane;
- Horizontal slotted vent pipe(s) shall be placed in the gravel blanket;
- The horizontal vent pipe(s) shall be tied into vertical case iron vent pipe risers (typically placed in between the interior and exterior walls of the structure), less than 100 feet apart;
- The number of vertical vent pipe risers shall be doubled from the requirements of the passive system and shall extend a minimum of 3 feet above the slope of roof line and shall terminate not less than 10 feet from any opening into the structure in every direction'
- Install a conduit and cable seal and trench dam;
- Signage on vertical vent pipe risers identifying the vent risers as a methane mitigation system shall be required.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No impact: The proposed Project will not emit hazardous emissions. The proposed Project is for development of a SFD which will not contain daily use of hazardous material or substances. No mitigation measures are required.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

No impact: The proposed Project is not located on a site which is included on a list of hazardous materials sites. Currently, there are no sites in Signal Hill that are listed on the State's hazardous waste or substance list. No additional mitigation measures are required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No impact: The residential development is not located within an airport land use plan. The Long Beach Airport is not a private airstrip and there are no private airstrips within the vicinity of the project site or Signal Hill. No mitigation measures are required.

f) Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No impact: The development of a SFD will not impair implementation of or physically interfere with an adopted emergency response plan. The Signal Hill Police Department does not have any issues and can service the development. No mitigation measures are required.

g) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No impact: According to Cal Fire, Signal Hill does not contain very-high, high, or moderate fire hazard zone and is at the lowest wildland fire risk. No mitigation measures are required.

10. HYDROLOGY AND WATER QUALITY

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less than significant impact: The proposed Project will meet the state's current water quality regulations. The Municipal Separate Storm Sewer System (MS4) Permit was adopted by the California Regional Water Quality Control Board, Los Angeles Region on November 8, 2012. The project will comply with the MS4 requirements therefore, the development will not violate any water quality standard or waste discharge requirements with the proposed site design and source controls. During the short-term grading, construction activities and construction vehicles do have the potential for sediment and petroleum-based fluids to be transported off-site. Best Management Practices will be implemented to minimize or avoid the potential for pollution of surface or stormwater.

The proposed Project disturbs more than 500 square feet of soil and is therefore subject to the City's Small Site Low Impact Development (LID) Ordinance to capture and treat stormwater runoff. The applicant is proposing to install pervious concrete pavers, and rain barrels to capture the tributary areas of the roofs. A preliminary Small Site LID plan was reviewed by the City's contract stormwater consultant and initial review comments have been forwarded to the applicant. A SPDR condition of approval will require full compliance with the applicable stormwater regulations. To ensure continued stormwater compliance and to improve methane mitigation, the City is developing a policy of LID and landscape review that includes maximum permeability be maintained for all proposed infiltration scenarios. Conditions of approval under SPDR for approval of the final LID plan will include measures to maximize permeability unless soils conditions prohibit infiltration. The project design can integrate rain barrels, flow-through planter boxes, vegetated swales, rain gardens, and/or bottomless trenches as types of BMPs. No mitigation measures are required.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than significant impact: The proposed Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. The proposed Project will have to comply with the MS4 permit requirements to manage stormwater as close to its source as possible. The LID BMPs and permeable pavers will increase on-site infiltration. No mitigation measures are required.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in substantial erosion or siltation on- or off-site;

Less than significant impact: The proposed Project will result in very minor alteration of the existing drainage pattern of the site but will not result in erosion or siltation. The stormwater will be contained and treated on-site before entering the storm drain system. There are no streams or rivers in Signal Hill. Therefore, the proposed Project will not result in substantial alteration of the course of a stream or river or result in substantial erosion. No mitigation measures are required.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less than significant impact: The proposed Project will minimally alter the existing drainage pattern of the site but will not substantially increase the rate or amount of surface runoff that would result in flooding on or off-site. The stormwater runoff will be contained and treated on-site through infiltration before entering the storm drain. Therefore, the project will not result in a substantial increase in the rate or amount of surface runoff which would result in flooding on or off-site. No mitigation measures are required.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less than significant impact: The applicant is required to calculate and properly size the BMP systems. The project will not create or contribute to runoff water that would exceed the capacity of the existing or planned stormwater drainage systems. No mitigation measures are required.

iv) impede or redirect flood flows?

No impact: There are no streams or rivers in Signal Hill. Therefore, the proposed Project will not result in substantial alteration of the course of a stream or river or impede or redirect flood flows. No mitigation measures are required.

d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less than significant impact: The proposed Project would not risk release of pollutants flooding due to a seiche, tsunami, or mudflow. The proposed Project is a residential infill development. According to Figure 7, Flood Hazards of the General Plan Safety Element, the Project site is not located in Zone X Flood Risk. No mitigation measures are required.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than significant impact: The proposed Project would not obstruct the implementation of a water quality control plan or sustainable groundwater management plan. The proposed Project will have to comply with the MS4 permit requirements to manage stormwater as close to its source as possible. The LID BMPs and permeable pavers will increase on-site infiltration. No mitigation measures are required.

11. LAND USE AND PLANNING

a) Would the project physically divide an established community?

No impact: The project will not divide an established community. The project is an infill project in an otherwise developed residential neighborhood to the north, south, east and west. No mitigation measures are required.

b) Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No impact: The project will not conflict with an applicable land use plan, policy, or agency regulation. The project is compatible with the adjacent land uses. In addition, project is consistent with the General Plan goal to manage growth to

achieve a well-balanced land use pattern that accommodates existing and future needs for housing, while maintaining a healthy and diversified economy and assuring a safe, healthy and aesthetically pleasing community for residents and businesses. The tract map was routed to various agencies for review and comment and no comments were received that would require any additional mitigation measures. No mitigation measures are required.

12. MINERAL RESOURCES

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Less than significant impact: The project will not result in the loss of availability of known mineral resources that would be of value to the region and the residents of the state. The Project site has one abandoned oil well in the south portion of the site which is proposed to be built over thereby prohibiting direct access to the well. No mitigation measures are required.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No impact: The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The Project site has one abandoned oil well in the south portion of the site which is proposed to be built over thereby prohibiting direct access to the well. No mitigation measures are required.

13. NOISE

a) Would the project result in exposure of persons to or generation of noise in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than significant impact: Noise is regulated in Signal Hill by Chapter 9.16 of the Signal Hill Municipal Code which establishes standards related to construction, vehicular, and machinery sources. Short term impacts associated with construction noise may occur, however construction will be limited to the hours of 7 a.m. and 6 p.m. during the weekdays. Weekend work may occur with the issuance of a Weekend Work Permit.

Once the project is constructed only minimal noise is expected. According to the General Plan the residential exterior noise compatibility is 65 dB CNEL or less. The proposed Project is located in an area identified for additional noise mitigation on Figure 6, Traffic Noise Impact Distances of the General Plan Noise Element. Figure 6 identifies that Temple Avenue has an acceptable roadway noise impact level of 65 dB CNEL or less at 50 feet or less than from the roadway centerline, and at an acceptable roadway noise impact level of 65 dB CNEL or less at 110 feet or less than from the roadway centerline. As identified in Table 12, Implementation Program of the General Plan Noise Element, an acoustical analysis is required for new residential structures to be located where the predicted CNEL exceeds 60 dB. The proposed Project would not generate enough traffic to create significant noise levels and should be within acceptable levels. No mitigation measures required.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less than significant impact: Construction activities from grading or earth moving equipment may expose people to ground-borne vibrations resulting in adverse impacts if mitigation is not provided. As the proposed Project would only require limited grading activities and does not require any significant excavation for subsurface development or crane operations during construction, noise from construction would be within acceptable levels. Short term impacts associated with construction noise may occur, however construction will be limited to the hours of 7 a.m. and 6 p.m. during the weekdays. Once the project is constructed only minimal operational noise will occur. No mitigation measures are required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less than significant impact: According to the General Plan, Long Beach Airport is located approximately ½ mile northeast of Signal Hill. The Long Beach Airport is not a private airstrip and there are no private airstrips within the vicinity of the proposed Project. The City of Signal Hill is not within the airport's planning boundary or influence area. The Project

site is located approximately 1.5 miles south of Long Beach Airport. The proposed Project will not expose people working or visiting the site to excessive noise levels. No mitigation measures are required.

14. POPULATION AND HOUSING

a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses), or indirectly (for example, through extension of roads or other infrastructure)?

Less than significant impact: The proposed Project will result in population growth. The proposed Project includes one detached SFD with an attached two-car garage and one Accessory Dwelling Unit above a detached garage. The increase of 2 units would contribute to the City's 2021-29 Regional Housing Needs Assessment allocation and is not considered significant. No mitigation measures are required.

b) Would the project displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?

No impact: The proposed Project would not displace any people or existing housing units. The Project site currently has one abandoned oil well on the south portion and is otherwise undeveloped. The proposed Project includes one detached SFD with an attached two-car garage and one Accessory Dwelling Unit above a detached garage. The Project site is currently designated as being in a high-density residential district and zoned as Residential Low Density (RL). No mitigation measures are required.

15. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

1)Fire protection? Less than significant impact. The proposed Project would not result in the need to construct any new or physically altered governmental facilities. The site will be serviced by Los Angeles County Fire Department Station #60, located approximately 1 mile north of the Project site. The proposed Project will comply with and would meet all design requirements of the Los Angeles County Fire Department and the State Fire Code. No mitigation measures are required.

2)Police protection? Less than significant impact. The Project would not result in the need to construct any new or physically altered governmental facilities. The site will be serviced by the Signal Hill Police Department which has capacity to serve the development. The Signal Hill Police Department is located approximately 1.25 miles to the northwest of the Project site. No mitigation measures are required.

3)Schools? Less than significant impact. To mitigate impacts, the developer will be required to provide evidence of payment of developer impact fees to the Long Beach Unified School District prior to issuance of building permits. No mitigation measures are required.

4)Parks? Less than significant impact. To mitigate impacts the developer will pay park impact fees prior to issuance of the Certificates of Occupancy. No mitigation measures are required.

5)Other public facilities? Less than significant impact. To mitigate impacts, the developer will pay water and traffic impact fees prior to issuance of the Certificates of Occupancy. No mitigation measures are required.

16. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than significant impact: The proposed Project is an infill development that includes one detached SFD with an attached two-car garage and one Accessory Dwelling Unit above a detached garage. The new residential development may increase the use of the existing neighborhood parks and recreational facilities; however, the developer will pay park impact

fees to mitigate impacts to neighborhood parks. Nearby parks include Discovery Well Park, approximately 0.35 miles to the north, and Signal Hill Park, approximately 0.6 miles to the northwest. No mitigation measures are required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No impact: The project does not include recreation facilities or require the construction or expansion of recreational facilities. The proposed Project is an infill development that includes one detached SFD with an attached two-car garage and one Accessory Dwelling Unit above a detached garage. No mitigation measures are required.

17. TRANSPORTATION/TRAFFIC

a) Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Less than significant impact: The proposed Project will not conflict with an applicable plan, ordinance or policy related to the effectiveness of the circulation system. The proposed Project is an infill development that includes one detached SFD with an attached two-car garage and one Accessory Dwelling Unit above a detached garage. The proposed Project is consistent with the General Plan and would generate nominal trips associated with residential use. No mitigation measures are required.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)??

Less than significant impact: The proposed Project will not conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). The proposed Project is an infill development that includes one detached SFD with an attached two-car garage and one Accessory Dwelling Unit above a detached garage. The proposed Project is consistent with the General Plan and would generate nominal trips associated with residential use. CEQA Guideline Section 15064.3, subdivision (b)(1) states that projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. This is further supported by the Governor's Office of Planning and Research (OPR) December 2018 *Technical Advisory on Evaluating Transportation Impacts in CEQA*. A major transit stop is defined as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. A high-quality transit corridor is defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. Long Beach Transit has bus lines near the Project site which will allow residents access to public transportation and has adequate facilities in place to support the use. Bus lines run along Pacific Coast Highway with stops approximately 0.1 mile to the south, along Redondo Avenue with stops approximately 0.4 miles to the east, and along Cherry Avenue with stops approximately 0.5 miles to the west. Bus lines 172, 173, and 174 run on Pacific Coast Highway and have a frequency of 15 minutes from 5 a.m. to 6p.m. Bus lines 21 and 23 run on Cherry Avenue and have a frequency of 15 minutes from 5 a.m. to 6p.m. The proposed Project is within a half mile of a major transit stop, being the intersection of Pacific Coast Highway and Cherry Avenue approximately 0.5 miles to the west. The proposed Project is along a high-quality transit corridor, being Pacific Coast Highway approximately 0.1 miles to the south. In addition, the *Technical Advisory On Evaluating Transportation Impacts In CEQA* published by the Governor's Office of Research and Planning in December 2018 states that "absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact." The Project would generate fewer than 110 trips per day. As such, no further analysis pursuant to CEQA Guidelines Section 15064.3, subdivision (b) is required. Thus, the project would be presumed to have a less than significant impact. No mitigation measures are required.

c) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than significant impact: The proposed Project will not increase hazards due to a design feature or incompatible uses. The proposed Project is an infill development that includes one detached SFD with an attached two-car garage and one Accessory Dwelling Unit above a detached garage. The site plan configuration is consistent with General Plan and zoning requirements. No mitigation measures are required.

d) Would the project result in inadequate emergency access?

No impact: The proposed Project will not result in inadequate emergency access. The proposed Project will not disrupt the flow of traffic or emergency access to any other sites. The proposed Project can be accessed by the private driveways. Personnel from the Los Angeles County Fire Department will formally review the plans and final approval from LA County Fire is required for building permit issuance. No mitigation measures are required.

18. TRIBAL CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?

Potentially significant unless mitigates: On December 7, 2021, a formal tribal notification letter regarding the proposed Project was sent to the Gabrieleno Band of Mission Indians – Kizh Nation along with a vicinity map and site plan. A consultation meeting was held on February 3, 2022. The Project site currently has one abandoned oil well on the south portion and is otherwise undeveloped. Historic uses on the site were oil extraction. There is no indication that any of the existing site improvements were associated with past tribal cultural activities. Given the previous site development and site alterations, it is considered unlikely that any tribal cultural resources remain within the project site and construction footprint impact area. Nonetheless, to ensure that potential resources that may occur within previously undisturbed soils that are impacted by project grading, the following mitigation measure will be implemented:

Mitigation Measure #2: Prior to issuance of a grading permit, consultation with the Gabrieleno Band of Mission Indians – Kizh Nation shall occur to determine whether there is a potential to disturb tribal cultural resources, as defined in Section 21074 of the California Public Resource Code. If satisfactory evidence of potential resources is presented by the Tribe to the City, appropriate measures shall be taken, as determined in consultation with the Gabrieleno Band of Mission Indians – Kizh Nation to prevent significant impacts to tribal cultural resources during the grading activities. Examples of such measures shall include, but are not limited to:

- Development of monitoring and reporting specifications by the designated tribal monitor, to be included in grading permit
- Targeted monitoring of grading by a designated tribal monitor, where excavation into native soils materials is to occur
- Procedures to temporarily halt work in the immediate vicinity of any suspected tribal cultural resources that may be uncovered, to examine, identify and handle any confirmed tribal cultural resources

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially significant unless mitigated: On December 7, 2021, a formal tribal notification letter regarding the proposed project was sent to the Gabrieleno Band of Mission Indians – Kizh Nation which included a vicinity map and site plan. A consultation meeting was held on February 3, 2022. It is considered unlikely that any tribal cultural resources remain within the project site and construction footprint impact area. Nonetheless, to ensure that potential resources that may occur within previously undisturbed soils that are impacted by project grading, a mitigation measure as noted in 18(a) will be implemented.

Mitigation Measure #3

MM 3(a): Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities:

- The project applicant/lead agency shall retain a Native American monitor from (or approved by) the Gabrieleño Band of Mission Indians – Kizh Nation (the “Kizh” or the “Tribe”) - the direct lineal descendants of the project location. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project, at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” includes, but is not limited to, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- A copy of the executed monitoring agreement shall be provided to the lead agency prior to the earlier of the commencement of any ground-disturbing activity for the project, or the issuance of any permit necessary to commence a ground-disturbing activity.
- The project applicant/developer shall provide the Tribe with a minimum of 30 days advance written notice of the commencement of any project ground-disturbing activity so that the Tribe has sufficient time to secure and schedule a monitor for the project.
- The project applicant/developer shall hold at least one (1) pre-construction sensitivity/educational meeting prior to the commencement of any ground-disturbing activities, where at a senior member of the Tribe will inform and educate the project’s construction and managerial crew and staff members (including any project subcontractors and consultants) about the TCR mitigation measures and compliance obligations, as well as places of significance located on the project site (if any), the appearance of potential TCRs, and other informational and operational guidance to aid in the project’s compliance with the TCR mitigation measures.
- The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground disturbing activities, the type of construction activities performed, locations of ground disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request.
- Native American monitoring for the project shall conclude upon the latter of the following: (1) written confirmation from a designated project point of contact to the Tribe that all ground-disturbing activities and all phases that may involve ground-disturbing activities on the project site and at any off-site project location are complete; or (2) written notice by the Tribe to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase (known by the Tribe at that time) at the project site and at any off-site project location possesses the potential to impact TCRs.

MM 3(b): Discovery of TCRs, Human Remains, and/or Grave Goods:

- Upon the discovery of a TCR, all construction activities in the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) shall cease. The Tribe shall be immediately informed of the discovery, and a Kizh monitor and/or Kizh archaeologist will promptly report to the location of the discovery to evaluate the TCR and advise the project manager regarding the matter, protocol, and any mitigating requirements. No project construction activities shall resume in the surrounding 50 feet of the discovered TCR unless and until the Tribe has completed its assessment/evaluation/recovery of the discovered TCR and surveyed the surrounding area.
- The Tribe will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate in its sole discretion, and for any purpose the Tribe deems appropriate, including but not limited to, educational, cultural and/or historic purposes.
- If Native American human remains and/or grave goods are discovered or recognized on the project site or at any off-site project location, then all construction activities shall immediately cease. Native American “human remains” are defined to include “an inhumation or cremation, and in any state of decomposition or skeletal completeness.” (Pub. Res. Code § 5097.98 (d)(1).) Funerary objects, referred to as “associated grave goods,” shall be treated in the same manner and with the same dignity and respect as human remains. (Pub. Res. Code § 5097.98 (d)(1) and (2).)

- Any discoveries of human skeletal material or human remains shall be immediately reported to the County Coroner (Health & Safety Code § 7050.5(c); 14 Cal. Code Regs. § 15064.5(e)(1)(B)), and all ground-disturbing project ground-disturbing activities on site and in any other area where the presence of human remains and/or grave goods are suspected to be present, shall immediately halt and remain halted until the coroner has determined the nature of the remains. (14 Cal. Code Regs. § 15064.5(e).) If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.
- Thereafter, construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or grave goods, if the Tribe determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Tribal monitor and/or archaeologist deems necessary). (14 Cal. Code Regs. § 15064.5(f).)
- Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or grave goods.
- Any historic archaeological material that is not Native American in origin (non-TCRs) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.
- Any discovery of human remains and/or grave goods discovered and/or recovered shall be kept confidential to prevent further disturbance.

MM 3(c): Procedures for Burials, Funerary Remains, and Grave Goods:

- As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented for all discovered Native American human remains and/or grave goods. Tribal Traditions include, but are not limited to, the preparation of the soil for burial, the burial of funerary objects and/or the deceased, and the ceremonial burning of human remains.
- If the discovery of human remains includes four (4) or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.
- The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated “grave goods” (aka, burial goods or funerary objects) are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later, as well as other items made exclusively for burial purposes or to contain human remains. Cremations will either be removed in bulk or by means necessary to ensure complete recovery of all sacred materials.
- In the case where discovered human remains cannot be fully recovered (and documented) on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to divert the project while keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.
- In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. The site of reburial/repatriation shall be agreed upon by the Tribe and the landowner and shall be protected in perpetuity.
- Each occurrence of human remains and associated grave goods will be stored using opaque cloth bags. All human remains, grave goods, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items will be retained and shall be reburied within six months of recovery.

- The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

19. UTILITIES AND SERVICE SYSTEMS

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than significant impact: The proposed Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. The proposed Project is an infill development that includes one detached SFD with an attached two-car garage and one Accessory Dwelling Unit above a detached garage. No additional mitigation measures are required.

Water

Water is supplied by the City Water Department and can be imported from the Metropolitan Water District. The City's water supplies are considered to be stable and sufficient to support expected growth. The proposed Project will not result in the construction of a new wastewater drainage facility or significant expansion of existing facilities. No additional mitigation measures are required.

Wastewater

Sanitary sewers in Signal Hill are connected to the City of Long Beach sewer line. Sewer treatment service is provided by the County Sanitation Districts of Los Angeles County Sanitation District (#29). The Sanitation District has capacity available to serve the accommodate growth levels associated with the approved growth identified by the Regional Housing Needs Assessment allocation. The proposed Project will not result in the construction of a new wastewater drainage facility or significant expansion of existing facilities. No additional mitigation measures are required.

Stormwater

The Los Angeles County Flood Control District is responsible for provision of standards for local drainage and the City of Signal Hill is responsible for drainage control. All development projects are reviewed to determine if a Standard Urban Storm Water Mitigation Plan (SUSWMP) is required. All projects must employ Best Management Practices (BMP) to accomplish the goals of the Storm Water Planning Program. The project is subject to Low Impact Development (LID) review. A preliminary Small Site LID plan was reviewed by the City's contract stormwater consultant and initial review comments have been forwarded to the applicant. The proposed Project will not result in the construction of a new stormwater drainage facility or significant expansion of existing facilities. No additional mitigation measures are required.

Electric Power, Natural Gas, and Telecommunications

Electricity is provided by Southern California Edison. Natural Gas is provided by Long Beach Gas. Telecommunications is provided by Frontier Communications and Spectrum. The proposed Project is anticipated in the City's General Plan, Land Use Element and Zoning Code and will have sufficient electric power, natural gas, and telecommunications capacity available. No additional mitigation measures are required.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than significant impact: The City of Signal Hill operates its own municipal water system. Signal Hill's water supply consists of groundwater produced from the Central Basin and the purchase of treated surface water from the Metropolitan Water District. The proposed Project is anticipated in the City's General Plan, Land Use Element and Zoning Code and will have sufficient water supplies available. A water impact fee will be collected prior to the issuance of any Certificate of Occupancy to mitigate impacts from the project. No mitigation measures are required.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than significant impact: Sanitary sewers in Signal Hill are connected to the City of Long Beach sewer line. Sewer treatment service is provided by the County Sanitation Districts of Los Angeles County Sanitation District (#29). The Sanitation District has capacity available to serve the accommodate growth levels associated with the approved growth identified by the Regional Housing Needs Assessment allocation. The proposed Project will not result in the construction of a new wastewater drainage facility or significant expansion of existing facilities. No additional mitigation measures are required.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than significant impact: The proposed Project would comply with the City's solid waste reduction programs, which are designed to comply with federal, state, and local statutes and regulations related to solid waste. The proposed Project will be serviced by EDCO, the City's franchise waste disposal company who offers collection and recycling services. No mitigation measures are required.

e) Would the project comply with federal, state and local statutes and regulations related to solid waste?

No impact: The proposed Project would comply with federal, state and local statutes and regulations related to solid waste. EDCO, the City's franchise waste disposal company, is a reputable organization that serves multiple jurisdictions across Southern California. EDCO personnel comply with all federal, state, and location regulations related to solid waste. No mitigation measures are required.

20. WILDFIRE

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No impact: The proposed Project of one detached SFD with an attached two-car garage and one Accessory Dwelling Unit above a detached garage will not impair implementation of or physically interfere with an adopted emergency response plan. Both the Signal Hill Police Department and the County of Los Angeles Fire Department have reviewed the project plans and indicated they have no emergency response concerns and can adequately service the development. No mitigation measures are required.

b) Would the project (due to slope, prevailing winds, and other factors) exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No impact: The Project site is not on a slope and has no exacerbated wildfire risk. According to Cal Fire, Signal Hill does not contain very high, high, or moderate fire hazard zone and is at the lowest wildland fire risk. No mitigation measures are required.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No impact: The proposed Project will not require installation or maintenance of associated infrastructure that may exacerbate wildfire risk. Both the Signal Hill Police Department and the County of Los Angeles Fire Department have reviewed the plans and indicated they can adequately service the development and no additional infrastructure is required. No mitigation measures are required.

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No impact: The proposed Project is for a residential development in an urbanized area with no likelihood of flooding or landslide. No mitigation measures are required.

21. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

All development projects are reviewed to determine if a Standard Urban Storm Water Mitigation Plan (SUSWMP) is required. All projects must employ Best Management Practices (BMP) to accomplish the goals of the Storm Water Planning Program. Large projects, projects in environmentally sensitive areas, and in hillside locations must also prepare a Storm Water Pollution Prevention Plan (SWPPP).

a) Would the project result in storm water system discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials?

No impact: The project would not result in storm water system discharges from areas of materials storage, vehicle equipment fueling or equipment maintenance as the project is for a residential SFD. Residential uses typically do not result in handling waste or hazardous materials. No mitigation measures are required.

b) Would the project result in a significant environmentally harmful increase in the flow rate or volume of storm water runoff?

No impact: The project will not result in a significant environmentally harmful increase in the flow rate or volume of stormwater runoff. The project is required to comply with the State MS4 requirements therefore, the development will not violate any water quality standard or waste discharge requirements with the proposed site design and source controls. The short-term grading and construction activities, and construction vehicles have the potential for sediment and petroleum-based fluids to be transported off-site. Best Management Practices will be implemented during construction to minimize or avoid the potential for pollution of surface or stormwater. No mitigation measures are required.

The project is less than 1-acre in size, to address long-term stormwater impact, the entire site must drain to the LID system. If water is flowing to the LID system from areas outside the project, the LID system must be designed accordingly to treat all tributary areas. In instances where a project cannot treat runoff from the development area, an equivalent area must be treated as an alternative. The project design integrates a concrete drainage swale and common area catch basins. In addition, the private driveway will use permeable pavers to provide source control for stormwater runoff and pollutant loads. Permeable pavement is a system with the primary purpose of slowing or eliminating direct runoff by absorbing rainfall and allowing it to infiltrate into the soil. No mitigation measures are required.

c) Would the project result in a significant environmentally harmful increase in erosion of the project site or surrounding areas?

Less than significant impact: The project will not result in a significant environmentally harmful increase in erosion of the project site or the surrounding area. There is a short-term potential to increase erosion at the site during construction. Grading, construction activities and construction vehicles do have the potential for sediment and petroleum-based fluids to be transported off-site. Best Management Practices will be implemented during construction to minimize or avoid the potential for pollution of surface or stormwater. No additional mitigation measures are required.

d) Would the project result in storm water discharges that would significantly impair the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.)?

No impact: The project will not result in storm water discharges that would significantly impair the beneficial use of receiving waters or areas that provide water quality benefits. With the implementation of the MS4 requirements, LID and construction BMPs impacts on water quality will not be significant. No mitigation measures are required.

e) Would the project harm the biological integrity of drainage systems and water bodies?

No impact: The residential development will not harm the biological integrity of the drainage system or water bodies. Implementation of the construction BMPs and LID standards will reduce the impact on water quality to a less than significant level. No mitigation measures are required.

f) Will there be potential impact of project construction on storm water runoff?

Less than significant impact: Potential impacts related to project construction are not expected to be significant. Grading, construction activities and construction vehicles do have the potential for sediment and petroleum-based fluids to be transported off-site. Best Management Practices will be implemented to minimize or avoid the potential for pollution of surface or stormwater. The Stormwater Pollution Prevention Plan (SWPPP) must show how construction materials and

construction waste will be managed. The Erosion Control plan must be submitted and approved prior to issuance of any grading or building permits to reduce impacts below a level of significance. No mitigation measures are required.

g) Will there be potential impact of project post-construction activity on storm water runoff?

Less than significant impact: The impact from the new dwellings post-construction will not have a significant impact on stormwater runoff with the implementation of LID standards and ongoing maintenance of the stormwater control features as indicated in the LIDS plan. No mitigation measures are required.

22. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No impact: The City of Signal Hill is an urbanized area. The city does not contain areas of viable wildlife habitat. There are no known candidate, sensitive or special status plant or wildlife species as designated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service within the City. The site is currently vacant with no existing structures. The new residential development will not impact wildlife communities or historical resources. New trees and landscaping consistent with the State's model Water Efficient Landscape Ordinance (WELO) will be planted. As such, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish and wildlife species, cause a fish or wildlife population to drop, threaten to eliminate a plant or animal community or reduce the number of rare or endangered plants or animals.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)

Less than significant impact: The project does not have impacts that are individually limited, but cumulatively considerable. The project will have no impact to agriculture and forestry resources, biological resources, and cultural resources and geology, mineral resources and soils; a less than significant impact to aesthetics, air quality, greenhouse gas emissions, hydrology and water quality, land use planning, noise, population and housing, public services, recreation, transportation, utilities services systems, national pollution discharge elimination systems related to the construction of the project. The project will have a less than significant impact with implementation of mitigation measures on hazards and hazardous materials and tribal cultural resources. However, there are no significant foreseeable impacts that will affect current or future projects. Standard building, construction, water quality, zoning and homeowner association's covenants and restrictions will reduce any impacts to a level that is less than significant.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than significant with implementation of mitigation measures: The project will not result in substantial adverse environmental effects on human beings, either directly or indirectly. The project will not result in a significant environmental effect. Mitigation measures have been added to address potentially hazardous soils conditions and tribal cultural resources impacts on humans to less than significant. A Mitigation Monitoring and Reporting Program has been prepared and is attached as Exhibit E.

DETERMINATION: On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case, because revisions in the project have been made by, or agreed to, by the proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____ X _____

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Colleen Doan, Director of Community Development

Date