

FINAL
ENVIRONMENTAL IMPACT REPORT
for the
2021-2029 Signal Hill Housing Element

SCH No. 2021050296

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1.0 INTRODUCTION

A. PURPOSE

In accordance with the California Environmental Quality Act (CEQA), specifically, CEQA Guidelines Sections 15088, 15089, and 15132, the City of Signal Hill (City) as Lead Agency has prepared this Final Environmental Impact Report (EIR) for the proposed 2021-2029 Housing Element (“Project”). This document, along with the Draft EIR (incorporated by reference), make up the Final EIR as defined in CEQA Guidelines, Section 15132.

B. ORGANIZATION OF FINAL EIR

This Final EIR is organized in the following sections:

- Section 1 – Introduction: This Section is intended to provide a summary of the CEQA process.
- Section 2 – Project Summary: This Section provides a summary of the Project.
- Section 3 – Modifications to the Project: This Section indicates changes made to the Project subsequent to the Draft EIR that was circulated publicly.
- Section 4 – Corrections to the Draft EIR: This Section indicates corrections and revisions to the Draft EIR that was circulated publicly.
- Section 5 – Response to Comments: This Section includes all comments received on the Draft EIR during the document’s public review period with responses to the comments.
- Section 6 – Mitigation Monitoring Program: This Section identifies the implementation responsibilities associated with each mitigation measure.

C. SUMMARY OF PUBLIC REVIEW PROCESS

CEQA requires that the Lead Agency provide the public and agencies the opportunity to review and comment on the Draft EIR. This Draft EIR was published and distributed for a 45-day review period starting September 30, 2021 and ending November 15, 2021. The Recirculated Draft EIR was published and distributed for a 45-day review period starting January 28, 2022 and ending March 14, 2022.

D. DECISION-MAKING PROCESS

The City will use the Final EIR in its decision-making process to consider the environmental effects of this Project in determining whether or not to proceed. The State CEQA Guidelines (Section 15090(a)) require that the City certify that:

- The Final EIR was completed in compliance with CEQA;
- The Final EIR was presented to the City in a public meeting, and the City reviewed and considered the information contained in the Final EIR prior to considering the Project; and
- The Final EIR reflects the City's independent judgment and analysis.

In conjunction with certification of the Final EIR, the City must prepare one or more written findings of fact for each significant environmental impact identified in the document. These findings must state that:

- The Project was changed (including adoption of mitigation measures) to avoid or substantially reduce the magnitude of the impact;
- Changes to the Project are within another agency's jurisdiction and have been or should be adopted; or
- Specific considerations make mitigation measures or alternatives infeasible.

For impacts identified in the Final EIR as significant and unavoidable, the City must issue a Statement of Overriding Considerations (SOC) for approval of the Project if specific social, economic, or other factors justify the Project's unavoidable adverse environmental effects. However, no impacts have been identified as significant and unavoidable and therefore a SOC is not needed. If the City decides to approve this Project and certify this Final EIR, the City will subsequently issue a Notice of Determination (NOD).

2.0 PROJECT SUMMARY

Project Objectives

Section 15124(b) of the CEQA Guidelines states that “the statement of objectives should include the underlying purpose of the project.” The underlying purpose of the Project is to update the Housing Element of the City’s General Plan. Objectives of the Housing Element include:

- Inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Signal Hill.
- Facilitate a variety of housing strategies to meet Housing Element production targets in a way that complements the existing character of the community.
- Identify adequate sites to accommodate the 6th Cycle RHNA allocation and the City’s housing needs.
- Provide adequate housing stock to meet the needs of extremely low-, very low-, low-, and moderate-income households and special-needs groups.
- Development regulations that remove constraints to the maintenance, improvement, and development of housing.
- Maintenance and improvement of affordable housing conditions.
- Housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Improve and preserve assisted housing developments for lower-income households.

Project Location

The Project applies to the entire City of Signal Hill. The Project also identifies specific housing availability sites within the City:

- Orange Bluff APN#s 7212-008-049, 7212-008-051, 7212-010-010, 7212-010-019, 7212-010-020): located in the Central neighborhood adjacent to the City boundary to the south of East 28th Street between Orange Avenue and south of where East 27th Street terminates.

- Walnut Bluff (APN# 7212-010-038): located north of E. Willow Street at 2653 Walnut Avenue in the Central neighborhood.
- Town Center Northwest (APN# 7212-011-034): located northeast of the intersection of E. Willow Street and Walnut Avenue in the Central neighborhood. South and east of the site are developed commercial retail centers named Town Center West and Town Center North.
- Heritage Square (APN #s 7214-005-010, -011, -900, -901, -902, -903, -904, and 7214-006-014, -015, -019, -020 -21): located northwest of the intersection of Cherry Avenue and E. Burnett Street near the City center in the Civic Center neighborhood. North of the site is E. Crescent Heights Street and west of the site is Rose Avenue.

Project Characteristics

The Project identifies programs and strategies to achieve the housing goals of the City. This includes the identification of housing sites that could accommodate the City's 2021-2029 Regional Housing Needs Allocation (RHNA).¹ The four housing sites identified are expected to accommodate the following:

- Walnut Bluff: up to 90 dwelling units within a multifamily development not to exceed four stories.
- Orange Bluff: up to 290 dwelling units within a multifamily development not to exceed five stories.
- Town Center Northwest: mixed-use development with approximately 22,000 square feet of retail and restaurant and up to 267 ownership dwelling units in a wrap structure not to exceed five stories.
- Heritage Square: mixed-use development with up to 60 dwelling units in ownership townhomes not to exceed three stories and two-story single-family dwellings, an existing 14,000-square-foot market and 18050 square feet of new retail and restaurant space.

To implement the new Housing Element, the City intends to enact zoning and planning amendments either concurrently, or in advance of the adoption of the Housing Element. This EIR is intended to provide the evaluation required by CEQA for all these actions necessary to facilitate the development of new housing.

¹ SCAG, *6th Cycle Final Regional Housing Needs Assessment Plan*. <https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-final-allocation-plan.pdf?1616462966> accessed May 2021.

Project Impacts

Based on an Initial Study, the City determined that preparation of an EIR was required to further evaluate potentially significant impacts related to: Air Quality, Cultural, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use, Noise, Population and Housing, Public Services, Transportation, and Tribal Cultural Resources. Impacts related to Aesthetics, Agricultural and Forestry Resources, Biology, Hydrology and Water Quality, Mineral Resources, Utilities and Service Systems, and Wildfire were determined to be less than significant and were not evaluated further in the EIR.

The Draft EIR identified the following potential impacts: subsurface archaeological and tribal cultural resources; soil conditions; hazards from subsurface hydrocarbons; and construction noise. Mitigation measures have been identified as listed in the MMRP provided in Section 6.0 of this document that would reduce these impacts to a less than significant level.

3.0 MODIFICATIONS TO THE PROJECT

Subsequent to the preparation of the Draft EIR, the Department of Housing and Community Development (DHCD) provided comment on the Project as a result of which the City has made the following edits to the Project:

- The introduction portion of Appendix G: Progress report has been edited to address program effectiveness in meeting the housing needs of special needs populations.
- The Introduction chapter has been updated to include additional information regarding Affirmatively Furthering Fair Housing.
- The integration/segregation section has been updated to provide additional City and regional comparisons.
- Demographic information under Racially/Ethnically Concentrated Areas Of Poverty And Affluence has been updated.
- Additional local information has been added to Section G:4: Analysis of CBSA Regional Access to Opportunity/Los Angeles-Long Beach- Anaheim CA Region and Local Opportunity Access in Appendix B regarding School quality and mobility, Labor market information, Transportation access, and Environmental quality
- Section I.2: 2. Indicators of Disproportionate Housing Needs has been edited to add a discussion on overcrowding and substandard housing and augmented information related cost burden (renters and owners), housing conditions, homelessness and displacement risks.
- A new section (Section 3. Local Knowledge And Other Relevant Factors) has been added to the AFFH chapter (Appendix C)
- Summary of Findings; Section L: Fair Housing Issues And Contributing Factors; and Section M: Fair Housing Priorities, Goals And Strategies have been updated to include discussion of potential fair housing issues
- The AFFH sites discussion in Appendix B has been updated and expanded to include a list of findings from the analysis as well as identifying improved versus exacerbated conditions.

- Section F.1.: 1. Population Trends and Projections has been updated to add information on employment by industry and median earnings to show the connection between employment and income which impacts housing choice and needs.
- Section C.2.c. in Appendix A: Assessment of Housing Needs has been updated to include a description of the housing needs of ELI households and who the City is addressing those needs.
- Section G in Appendix E: Assessment of Housing Needs has been updated to include a section on Housing costs.
- Appendix C has been updated to include a parcel-specific listing. The section has also been updated to add more site details and fix the capacity calculation discrepancies. A summary site stable has been added prior to the site description for clarity.
- Section H:Environmental Constraints in Appendix C has been updated to add information about geology and soils and hazardous materials information including oil wells. Information on site remediation is also added to this section.
- Section B.5: Non-Vacant Sites in Appendix C is updated to address existing uses on the site and Signal Hill Petroleum’s cooperation.
- Program 1.1 has been updated to address delivery of the housing element to water and sewer service providers and the establishment of priority procedures.
- Site Inventory Map has been added in Section C.1 of Appendix C: Sites Inventory and Analysis
- Section 7: Families and Persons in Need of Emergency Shelter in Appendix A has been updated to show the City’s development standards for emergency shelters, address parking requirements and give a description of the CG zone including access to services, transit, medical uses
- The parking and height sections in Appendix D have been updated with more information and Program 3.3 has been updated to add an action item related to updating of the City’s parking standards and height limits.
- Table C-6 in Appendix C has been added to identify the expected development standards for the four sites. This information was already referenced in Program 1.1.
- Section I.2: Review and Approval Timelines in Appendix D has been updated to include tables illustrating the timelines.

- Program 3.4 has been added to address establishing procedures for development streamlining under SB 35.
- Section J in Appendix D and Program 3.3 has been updated to address issues related to developments standards for unlicensed group homes for Seven or More Persons Group Homes for Seven or More persons
- Section G: On-Site And Off-Site Improvement Requirements has been updated to address minimum street widths.
- Section E in Appendix D: Governmental Constraints Analysis has been updated to address transparency and certainty in the development application process as required by Law.
- Section E.2.a in Appendix A: Assessment of Housing Needs has been updated to include data on disabilities by type.
- Section E.5.a in Appendix A: Assessment of Housing Needs has been updated to include farmworker data for Los Angeles County
- A section has been added to Appendix D: Governmental Constraints Analysis to address opportunities for energy conservation with respect to residential development and the Housing Plan has been edited to add an updated energy conservation program.
- Programs 1.1 and 1.2 have been merged and updated to be consistent with the sites inventory in Appendix C
- Program 2.4: has been added to the Housing Plan to address special needs housing.
- Edits have been made to Programs 3.1 through 3.5 regarding regional cooperation/funding, timeframes; development standards; energy conservation
- Program 4.2 has been updated to redirect the City's effort toward identifying additional resources for housing rehabilitation activities.
- Section M: Fair Housing Priorities, Goals And Strategies in Appendix B is also updated to include a that that connects the fair housing issues with contributing factors and proposed actions. This table is also included in Program 5.3.
- Section 1 under the "Housing Element Consistency with Other General Plan Elements" heading is updated to address continued consistency among elements. Also, the updated text addresses the

new laws that require additional General Plan update requirements upon revision of the Housing Element.

- The Public Participation And Consultation discussion in Section 1 has been updated to summarize the public comments and describe how they were considered and incorporated into the element.

These changes are not significant, as the term is used in the State CEQA Guidelines, Section 15088.5 and therefore do not require additional analysis or any changes to the conclusions of the EIR.

4.0 CORRECTIONS AND REVISIONS

CEQA Guidelines 15003(i) states that “CEQA does not require technical perfection in an EIR, but rather adequacy, completeness, and a good-faith effort at full disclosure.” The imperfections in the DEIR that are identified below were inadvertent. The revisions described below do not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects that could result from the Project. In accordance with CEQA Guidelines Section 15132 and 15088.5(b), these changes provide additional information to elaborate, clarify and supplement information presented in the Draft EIR.

Changes identified and included in the Recirculated Draft EIR

The following is a summary of the changes made to the Draft EIR circulated in 2021 that were reflected in the Recirculated Draft EIR circulated in 2022:

- Revisions were made to descriptions of existing conditions to provide clarity
- Descriptions of the existing and proposed Specific Plans were revised to provide clarity
- Conceptual site plans for the housing sites were included
- The potential future building heights of the housing sites was corrected
- Discussion of aesthetic impacts within the section Effect Found Not To be Significant was revised to reflect the correct building heights
- Additional technical studies associated with evaluation of past oil drilling activities were added to the appendix
- Miscellaneous typographic errors were corrected

Corrections identified in the Recirculated Draft EIR

Assessor Parcel Numbers

Assessor Parcel Numbers (APNs) were incorrectly represented in the Draft EIR and Recirculated Draft EIR for the Orange Bluff and Heritage Square sites. The correct APNs are listed in the Section 2.0 of this document. The inaccurate APNs would not preclude someone from understanding the Project or being able to adequately review the document nor would they affect any of the analysis or conclusions.

Site Area

The site area of the four housing sites has been identified differently in the text of the Draft EIR than in site plans. The differences are summarized in the following table and discussed below.

Housing Site Acreages			
Housing Site	Acreage as stated in text of DEIR	Acreage as stated on plans	Explanation
Orange Bluff	7.1	8.6	Incorrect parcel tabulation in DIER
Walnut Bluff	2	2	No difference
Town Center Northwest	7.4	8.4	Plan includes oil well site
Heritage Square	8.8	7.8	Incorrect parcel tabulation in DIER

As noted above, the APNs for Orange Bluff and Heritage Square were incorrectly identified in the DEIR. In addition, the total area of those sites was also incorrectly identified. Different total appear in the text and on the plan for Town Center Northwest due to the inclusion of an oil well site in the area depicted in the plan; the DEIR number included only the residential and commercial area. The plan for Orange Bluff excludes the future right-of-way dedications, changing the size to 8.6 acres.

The impact analysis contained in the DEIR was not based on these acreage numbers. Despite the discrepancy in acreage, the number of units and the scale, including height and square footage, of the potential structures were represented consistently. It is these metrics on which the analysis was based. This information is provided to clarify the difference between the DEIR text and the plans. No change in the determination of impacts would result from this clarification.

5.0 RESPONSE TO COMMENTS

Section 15088(a) of the State CEQA Guidelines states that “the lead agency shall evaluate comments on environmental issues received from persons who reviewed the Draft EIR and shall prepare a written response. The lead agency shall respond to comments that were received during the Draft EIR comment period and any extensions and may respond to late comments.” In accordance with these requirements, this section provides written responses to all comments received on the Draft EIR during its public review.

During the public review of the Draft EIR from September 30, 2021 through November 15, 2021, an emailed comment was received from Bozena Jaworski of RPP Architects & Associates Inc. dated October 12, 2021 that called attention to a discrepancy in the text of mitigation measure MM-Haz-5 in the Executive Summary of the Draft EIR. This discrepancy was corrected for the Recirculated Draft EIR.

During the public review of the Recirculated Draft EIR, from January 28, 2022 through March 14, 2022, no comments were received.

6.0 MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment”. Section 15097 of the CEQA Guidelines describes additional criteria for an MMP.

The Draft EIR identified the following areas of potential impact for which mitigation measures have been identified: subsurface paleontological resources, subsurface tribal cultural resources; hazards from subsurface hydrocarbons; and construction noise.

The MMP is subject to approval by the City of Signal Hill as part of the approval process of the Project. The Project shall be implemented in substantial conformance with the mitigation measures contained in this MMP. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

As shown on the following pages, each required mitigation measure for the Project is listed with accompanying listing of: Implementation Action, Responsible Party, Monitoring, and Implementation.

Signal Hill 2021-2029 Housing Element Mitigation Monitoring Program

Mitigation Measure	Mitigation Monitoring			Verification of Compliance	
	Implementation Period	Responsible Party	Enforcing Agency	Comments	Date/Initials
Geologic (Paleontological) Resources					
MM GEO-1: If paleontological resources are uncovered during construction activities, all ground-disturbing activities in the area of the find shall cease until a qualified paleontologist has evaluated the find, and identified the appropriate course of action in accordance with federal, state, and local regulations. The qualified paleontologist shall prepare a report according to current professional standards. The report shall be submitted to the City for review and approval. Project activities shall not proceed until the analysis and treatment of on-site paleontological resources has been approved by the City. Scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible.	Construction monitoring by Applicant	Applicant(s) of Housing Site Development	City of Signal Hill Community Development Department, Division of Building Safety		
Hazards and Hazardous Materials					
MM HAZ-1 Prepare a Soil Management Plan Prior to Commencement of Ground Disturbing Activities A soil management plan should be prepared prior to any soil disturbance activities to be conducted onsite. This soil management plan should provide instructions for the contractor to implement in the event discolored or odiferous soils are discovered during any grading operations. A South Coast Air Quality Management District (SCAQMD) Rule 1166 Permit and Compliance Plan should be obtained from the SCAQMD due to the presence of volatiles prior to the start of soil disturbance operations.	Development Plan Review	Applicant(s) of Housing Site Development	City of Signal Hill Community Development Department, Division of Building Safety And SCAQMD		
MM HAZ-2 Daylight Abandoned Oil Wells Previously abandoned oil wells should be located, daylighted and methane gas leak tested prior to the installation of vent cones and vent risers pursuant to the City of Signal Hill's Oil and Gas Code §16.24.030 and §16.24.040. As the act of daylighting oil wells involves soil disturbance, monitoring for volatile organic compounds will be required under the R1166 permit/compliance plan. The R1166 permit limits the release of volatiles in soils to 50 parts per million by volume (ppmv) or less, however some volatiles will be released into the ambient atmosphere during these activities, decreasing the residual concentrations previously detected in site soils and soil vapor. Although designed to capture and vent methane to the atmosphere, other volatile organic compounds in the subsurface (both in the soil matrix and soil vapor) also will be captured and vented by this system.	Construction	Applicant(s) of Housing Site Development	City of Signal Hill Community Development Department, Division of Building Safety		

Mitigation Measure	Mitigation Monitoring			Verification of Compliance	
	Implementation Period	Responsible Party	Enforcing Agency	Comments	Date/Initials
<p>MM HAZ-3 Daylight Idle Oil Wells Idle wells should be located, daylighted and abandoned in accordance with the State of California Department of Conservation, Geologic Energy Management Division (CalGEM) requirements and in accordance with the City of Signal Hill’s Oil and Gas Code §16.22 and §16.24, and under the R1166 permit/compliance plan requirements.</p>	Construction	Applicant(s) of Housing Site Development	City of Signal Hill Community Development Department, Division of Building Safety		
<p>MM HAZ-4 Daylight Abandoned Pipelines Abandoned pipelines should be located, daylighted and removed in accordance with the Soil Management Plan and R1166 permit/compliance plan.</p>	Construction	Applicant(s) of Housing Site Development	City of Signal Hill Community Development Department, Division of Building Safety		
<p>MM HAZ-5 Install Methane Mitigation Systems Subslab of Proposed Buildings Institutional controls, i.e., a methane mitigation system to be installed subslab of any proposed buildings, pursuant to the City of Signal Hill’s Oil and Gas Code §16.24.080 will effectively mitigate risks and hazards due to vapor intrusion to negligible conditions ensuring the site is safe for any future intended use including as a residential property. A redeveloped property precludes exposure to site soils by future residential occupants. Methane mitigation subslab of proposed buildings is recommended based on the Methane Assessments. The methane mitigation system should consist of a subslab impervious membrane placed inbetween geotextile or geocloth to protect it from sand above and the 4” thick gravel blanket below in conformance with the City of Signal Hill Oil and Gas Code §16.24.080 and City of Signal Hill Project Development Guide (June 2020). Perforated horizontal vent pipes should be placed in the 4” thick gravel blanket and tied into vertical vent risers (typically cast iron) placed inbetween the interior and exterior walls, less than 100-feet apart, extending a minimum of 3-feet above the roof line and should not terminate less than 10-feet from any opening (City of Signal Hill June 2020).</p>	Construction	Applicant(s) of Housing Site Development	City of Signal Hill Community Development Department, Division of Building Safety		

Mitigation Measure	Mitigation Monitoring			Verification of Compliance	
	Implementation Period	Responsible Party	Enforcing Agency	Comments	Date/Initials
<p>MM HAZ-6 Include Vents in Impervious Pavement if Area is 5,000 Square Feet or Greater and Contiguous to Buildings If an impervious surface paving area is 5,000 square feet or greater and contiguous to the proposed buildings, the paving should have vents spaced less than 100-ft apart consisting of four sided concrete boxes with traffic rated grates and 4" thick gravel blanket at the base. The vents should be designed to prevent surface water infiltration.</p>	Construction	Applicant(s) of Housing Site Development	City of Signal Hill Community Development Department, Division of Building Safety		
Noise					
<p>MM N-1 Construction Noise In the event construction noise levels increase to or within the "generally unacceptable" or "land use discouraged" land use compatibility for residential uses, the Applicant must utilize, without limitation, the following construction best management practices:</p> <ul style="list-style-type: none"> • Shroud or shield all impact tools, and muffle or shield all intake and exhaust port on power equipment to reduce construction noise by 10 dB or more. • If feasible, schedule grading activities so as to avoid operating numerous pieces of heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, or rollers) simultaneously in close proximity to the boundary of properties of off-site noise sensitive receptors surrounding a Housing Site to reduce construction noise levels by approximately 5 to 10 dBA. • Where feasible, temporary barriers including, without limitation, sound blankets on existing fences and walls, or freestanding portable sound walls, must be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards. 	Construction	Applicant(s) of Housing Site Development	City of Signal Hill Community Development Department, Division of Building Safety		

Mitigation Measure	Mitigation Monitoring			Verification of Compliance	
	Implementation Period	Responsible Party	Enforcing Agency	Comments	Date/Initials
Tribal Cultural Resources					
<p>MM TCR-1. 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>Prior to and during any ground-disturbing construction activities</p>	<p>Applicant(s) of Housing Site Development</p>	<p>City of Signal Hill Community Development Department, Division of Building Safety</p> <p>And</p> <p>Gabrieleño Band of Mission Indians–Kizh Nation</p>		

Mitigation Measure	Mitigation Monitoring			Verification of Compliance	
	Implementation Period	Responsible Party	Enforcing Agency	Comments	Date/Initials
<p>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.</p> <p>MM TCR-2. 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 (a), 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).)</p>					

Mitigation Measure	Mitigation Monitoring			Verification of Compliance	
	Implementation Period	Responsible Party	Enforcing Agency	Comments	Date/Initials
<p>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.</p> <p>MM TCR-3. Any discovery of human remains and/or grave goods discovered and/or recovered shall be kept confidential to prevent further disturbance. 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</p>					

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<p>possible. These items will be retained and shall be reburied within six months of recovery.</p> <p>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.</p>					