

**Mitigated Negative Declaration  
2750 E 20th Street - SPDR 19-02  
and Tentative Parcel Map No. 082172  
September 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:** The project consists of the Site Plan and Design Review (SPDR 19-02) for the demolition of one (1) single family dwelling with detached garage and the construction of three (3) new detached condominium dwellings with attached garages, as well as the subdivision of the existing lot for condominium purposes (Tentative Parcel Map No 082172). The existing dwelling unit is the last property within the City to be served by a septic system. The proposed dwelling units would be connected to the City's sewer system.

**Hearing Dates:** Planning Commission Public Hearing      October 18, 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 contacting the Community Development Department planner in advance. The contact for this project is:

**Name:** Carlos Luis, Planning Manager

**Phone:** (562) 989-7360

**Email:** [cluis@cityofsignalhill.org](mailto:cluis@cityofsignalhill.org)

## ENVIRONMENTAL CHECKLIST AND INITIAL STUDY FORM

1.	<b>project Title:</b> Residential SPDR 19-02– 2750 E 20 <sup>th</sup> Street; Tentative Parcel Map No. 082172
2.	<b>Lead Agency Name and Address:</b> City of Signal Hill, 2175 Cherry Avenue Signal Hill, CA, 90755
3.	<b>Contact Person:</b> Carlos Luis, Planning Manager, (562) 989-7360; cluis@cityofsignalhill.org
4.	<b>project Location:</b> 2750 E 20 <sup>th</sup> Street (APN: 7216-020-0512).
5.	<b>Applicant's Name and Address:</b> Narsimha Reddy, 2551 East Hill Street, Signal Hill CA 90755 <b>Authorized Agent:</b> Bozena Jaworski, RPP Architects and Associates Inc., 3837 E. 7 <sup>th</sup> Street, Long Beach, CA 90804
6.	<b>General Plan Designation:</b> Residential High Density (RH)
7.	<b>Zoning:</b> Residential High Density (RH)
8.	<p><b>Description of the project:</b> The project proposes the demolition of one (1) single family dwelling with detached garage and the construction of three (3) new detached condominium dwellings with attached garages. Each unit would have three bedrooms, three bathrooms, and a two car garage. Four (4) additional surface parking spaces would be provided for a total of ten (10) parking spaces.</p> <p>The existing dwelling unit is the last property within the City to be served by a septic system. The proposed dwelling units would be connected to the City's sewer system.</p> <p>The project includes a request for a front yard deviation of 10% and Site Plan and Design Review (SPDR 19-02) and request to subdivide the existing lots for condominium purposes (Tentative Parcel Map No. 082172)</p>
9.	<b>Surrounding Land Uses and Setting:</b> The project site is surrounded by multi-family residential dwellings. To the north is an existing condominium complex and apartment building. To the south is a vacant warehouse structure with a pending residential development proposed. To the east and west are exiting muti-family condominium complexes.
10.	<b>Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).</b> Los Angeles County Fire Department, Los Angeles County Sanitation District.

## ENVIRONMENTAL CHECKLIST

Project Name: Residential SPDR (SPDR 19-02) and Tentative Parcel Map No. 082172

Date: 9-21-22

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS.</b>				
Would the project:				
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"/>
<b>2. AGRICULTURE AND FORESTRY RESOURCES.</b>				
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:				
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"/>
<b>3. AIR QUALITY.</b>				
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:				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. BIOLOGICAL RESOURCES.</b>				
Would the project:				
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"/>
<b>5. CULTURAL RESOURCES.</b>				
Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6. ENERGY.</b>				
Would the project:				
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"/>
<b>7. GEOLOGY AND SOILS.</b>				
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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. Refer to Division of Mines and Geology Special Publication 42.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>8. GREENHOUSE GAS EMISSIONS.</b>				
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"/>
<b>9. HAZARDS AND HAZARDOUS MATERIALS.</b>				
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"/>

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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"/>
<b>10. HYDROLOGY AND WATER QUALITY.</b>				
Would the project:				
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 off-site. 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"/>
<b>11. LAND USE AND PLANNING.</b>				
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"/>
<b>12. MINERAL RESOURCES.</b>				
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"/>
<b>13. NOISE.</b>				
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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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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?				
<b>14. POPULATION AND HOUSING.</b>				
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"/>
<b>15. PUBLIC SERVICES.</b>				
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:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>16. RECREATION.</b>				
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"/>
<b>17. TRANSPORTATION / TRAFFIC.</b>				
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"/>
<b>18. 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. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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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"/>
<b>19. UTILITIES AND SERVICE SYSTEMS.</b>				
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"/>
<b>20. WILDFIRE.</b>				
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"/>
<b>21. National Pollution Discharge Elimination System (NPDES).</b>				
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"/>
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"/>



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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 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:** 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. The proposed project includes the demolition of one (1) single family dwelling with detached garage and the construction of three (3) new detached condominium dwellings with attached garages. The project is located in a residential neighborhood and the project would be comparable in height and density to existing uses. At a distance, the project would not be visually distinct from the surroundings. As such, the proposed project would not have a noticeable change on views in the surrounding area. 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.

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

**No impact:** The proposed project includes the demolition of one (1) single family dwelling with detached garage and the construction of three (3) new detached condominium dwellings with attached garages. The project is located in an existing residential neighborhood containing multifamily dwellings. The proposed project would not substantially affect from the visual character of the surrounding neighborhood. 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.

### **b) 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 includes the demolition of one (1) single family dwelling with detached garage and the construction of three (3) new detached condominium dwellings with attached garages. The project would be consistent with the underlying zoning and the growth projections for the City of Signal Hill that form the basis of the SCAQMD Air Quality Management Plan. In accordance with the 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:** Due to the size of the project, it would not exceed SCAQMD regional emissions standards. 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:** Due to the size of the project, it would not exceed SCAQMD regional emissions standards. As such, the project will not result in a cumulatively considerable increase in any pollutants. No mitigation measures are required.

#### **Would the project expose sensitive receptors to substantial pollutant concentrations?**

**No impact:** 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, based on the size of the project, is not expected to produce substantial pollutants. Therefore, the project would 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 objectionable odors are expected to 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 proposed project includes the demolition of one (1) single family dwelling with detached garage and the construction of three (3) new detached condominium dwellings with attached garages. The project site does not contain substantial habitat for 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. 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 proposed project includes the demolition of one (1) single family dwelling with detached garage and the construction of three (3) new detached condominium dwellings with attached garages. There are no riparian or other sensitive natural areas on or near the site. 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 City has an ordinance protecting trees within the public right of way. The construction of the project would remove existing trees on the site and would include new landscaping in accordance with City requirements. The project would not affect any trees or other vegetation within the public right of way. As such, the proposed project not have conflict with local policies or ordinances protecting biological resources. 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 proposed project includes the demolition of one (1) single family dwelling with detached garage and the construction of three (3) new detached condominium dwellings with attached garages. The existing single-family dwelling is not a designated historic resource. There are no known historical resources on the surrounding properties. No 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?**

**Less than significant impact:** There are no known archaeological resources on or near the site. The proposed project will not cause a substantial adverse change in the significance of any known archaeological resource. A tribal notification was sent, and a mitigation measure was added to Section 18, Tribal Cultural Resources to address the potential discovery of unknown subsurface resources. No additional mitigation measures are required.

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

**Less than significant impact:** There are no human remains on or near the site. The construction of the proposed project will not disturb any known human remains. A tribal notification was sent, and a mitigation measure was added to Section 18, Tribal Cultural Resources to address the potential discovery of unknown subsurface 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 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. Energy-efficient features of the project include: water efficient plumbing fixtures; energy efficient appliances; high-R value insulation; paint coatings with low volatile organic compound levels; high efficiency light fixtures; EV charger-ready infrastructure; and solar-ready rooftop infrastructure. The proposed project will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. 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 issued 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 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: cohesion-less 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.

**f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**g) Less than significant impact:** There are no known paleontological resources on the site. A mitigation measure is included on Section 18, Tribal Cultural Resources to address the potential discovery of unknown subsurface resources. No additional 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 includes the demolition of one (1) single family dwelling with detached garage and the construction of three (3) new detached condominium dwellings with attached garages. The project complies with the existing zoning and is consistent with the growth projections for the City of Signal Hill. The project would be designed with energy efficient features. As such, the project would not result in substantial greenhouse gas emissions. 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 project complies with the existing zoning and is consistent with the growth projections for the City of Signal Hill. 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:** The proposed project is for development of detached condominium residences which will not involve the routine transport, use of disposal of hazardous materials. 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?**

**Potentially Significant Unless Mitigated:** The project site contains abandoned oil wells and the existing residence on the site utilizes a septic system. To evaluate the potential impacts associated with the abandoned uses of the site, the following studies have been provided to the City: Methane Gas leak Report, Phase I and Phase II Site Assessments and a Human Health Risk Assessment, which was reviewed by the Office of Environmental Health Hazard Assessment (OEHHA). The site assessments identified tetrachloroethene, other total petroleum hydrocarbons, as well as metals in the soil. Further analysis conducted for the Human Health Risk Assessment determined that the exposure levels were below applicable thresholds. No mitigation measures are required. Due to the presence of abandoned oil wells, the project would be required to incorporate the following mitigation per the City's Oil and Gas Code for methane mitigation:

**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 is for development of detached condominium residences which will not contain daily use of hazardous material or substances. As such, the proposed project will not emit hazardous emissions. 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. 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 would create more than 10,000 SF of impervious surface area and is therefore subject to the City's Low Impact Development (LID) Ordinance and must incorporate Best Management Practices (BMPs) to capture and treat stormwater runoff. A SPDR condition of approval will require full compliance with the applicable stormwater regulations. 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 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:**

*1) 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.

*2) 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.

*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*

**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.

*4) impede or redirect flood flows?*

**Less than significant 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 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 is an infill project within an existing residential neighborhood. The project will not divide the neighborhood or change existing access patterns. 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 not located in an area identified for additional noise mitigation on Figure 6, Traffic Noise Impact Distances of the General Plan Noise Element. 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 that is within the growth projections for the City of Signal Hill and would contribute to achieving the City's 2021-29 Regional Housing Needs Assessment allocation. 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 remove one dwelling unit and construct three dwelling units for a net increase in housing. 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 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.

**b) 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 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.

**c) 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 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.

**d) 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 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.

**e) 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 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 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 residential development. 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 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 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 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 would be accessed by 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)?

**Less than Significant:** There are no known resources on the site or the surrounding properties that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. No mitigation measures are required.

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:** In accordance with legal requirements, the City sent a formal tribal notification letter regarding the proposed project to the Gabrieleno Band of Mission Indians – Kizh Nation along with a vicinity map and site plan. While no resources are known to be present on the site, the history of Singla Hill indicates that potential for subsurface resources to be present. To ensure that the impact on potential resources that could be unearthed during construction would not be significant, the following mitigation measure will be implemented:

**Mitigation Measure #2:** Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the City of Signal Hill Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity.

The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the project Site have little to no potential for impacting Tribal Cultural Resources.

Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery

excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin 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.



## **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. 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. 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:** 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. The project would not alter any roadways used for emergency response or evacuation. 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:** 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. 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:** 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. 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. The project would develop new detached condominium residences. 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.

**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 a previously developed residential property. 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.

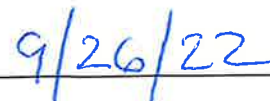
\_\_\_\_\_

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





## MITIGATION MONITORING AND REPORTING PROGRAM

Public Resources Code section 21081.6 and section 15097 of the California Environmental Quality Act (CEQA) Guidelines require public agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a mitigated negative declaration or specified environmental findings related to environmental impact reports. This is the Mitigation Monitoring and Reporting Program (MMRP) for the 2750 20<sup>th</sup> Street Avenue (project). The intent of the MMRP is to ensure the successful implementation of the mitigation measures identified in the Initial Study/Mitigated Negative Declaration (IS/MND) for the project. No mitigation was identified as necessary with respect to aesthetic, agriculture and forestry, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public service, recreation, transportation, utilities, or wildfire. The mitigation identified in this MMRP is associated with potential impacts from hazardous materials and Tribal Cultural Resources.

**Mitigation Measures Summary Table: 2750 20<sup>th</sup> Street**

project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency
<b><i>Hazards and Hazardous Materials</i></b>				
<b>Mitigation Measure #1:</b> 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: <ul style="list-style-type: none"> <li>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;</li> <li>A 4" gravel blanket is required underneath the impermeable membrane;</li> <li>Horizontal slotted vent pipe(s) shall be placed in the gravel blanket;</li> <li>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;</li> <li>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'</li> <li>Install a conduit and cable seal and trench dam;</li> <li>Signage on vertical vent pipe risers identifying the vent risers as a methane mitigation system shall be required.</li> </ul>	Prepare and submit plans for a sub-slab vapor intrusion barrier to city for review.	Prior to the issuance of a permit.	Applicant	City of Signal Hill

project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency
<b><i>Tribal Cultural Resources</i></b>				
<p><b>Mitigation Measure #2:</b> Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the City of Signal Hill Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the project Site have little to no potential for impacting Tribal Cultural Resources.</p> <p>Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health &amp; Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a</p>	Submit executed Native American Monitor contract prior to Ground-Disturbing Activities.	Prior to any “ground-disturbing activity”.	Applicant	City of Signal Hill

project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency
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.				