



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

CEQA Notice of Exemption

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Community Development Department
2175 Cherry Avenue
Signal Hill, CA 90755

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title (Application Number): 2020 Walnut Avenue East Parcel Grading and Remediation

Project Applicant: Jeremy R. Squire of Murex Environmental, Inc.

Project Location – Specific: 2020 Walnut Avenue, Signal Hill, CA 90755; APNs: 7215-009-003 and 7215-009-006 (East Parcels Only)

Project Location – City/County: City of Signal Hill, Los Angeles County, California

Murex Environmental requested a grading plan for excavation on the East Parcels of the former Chemoil Refinery site. The proposed project (“Project”) would involve excavation and grading for remediation of petroleum contamination on the easterly parcels at 2020 Walnut Avenue.. The east parcels combine for a total of 2.55 acres and are surrounded by Walnut Avenue to the east, Alamitos Avenue to the south, and Gaviota Avenue to the west. The Los Angeles Regional Water Quality Control Board is a regulatory agency with some permitting authority over the site. Excavation quantities will depend on contaminant concentrations as defined by the Soil Management Plan (SMP). The cut, fill, and export quantities are estimated as follows:

Cut: 2,200 cubic yards
Fill: 2,220 cubic yards
Export (including swell factor 1.2) 2,640 cubic yards

Dust control measures shall be implemented and in compliance with South Coast Air Quality Management District Rule 403. Stormwater pollution prevention measures (silt fence, sandbags, drain inlet protection, etc.) shall be installed and remain for the duration of work, consistent with sheet 6 of 6 of the Grading Plan set. No physical construction is included as part of soil excavation and remediation.

Public Agency Approving Project: City of Signal Hill

Person or Agency Carrying Out Project: Murex Environmental, Inc.

Exempt Status: **(Check One)**

- Ministerial (Sec 21080(b)(1); 15268);
 - Declared Emergency (Sec 21080(b)(3); 15269(a));
 - Emergency Project (Sec 21080(b)(4); 15269(b)(c));
 - Categorical Exemption. State type and section number: Class 4, Section 15304 Minor Alterations to Land, Class 1, Section 15301 Existing Facilities, and Class 30 Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances.. Each categorical exemption independently exempts the whole of the action.
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- Statutory Exemption. State code number: _____

Reasons why the Project is exempt:

Each of the following categorical exemptions independently and fully exempts the whole of the Project:

Class 4: The Project is exempt from CEQA due to the fact the Project consists of grading and excavation for remediation of petroleum contaminated soils on the east parcels of the former Chemoil Refinery site. The Project site is generally flat and, thus, has a slope of less than 10 percent. The Project does not involve the removal of any healthy, mature, scenic trees. All grading and excavating will be performed on privately owned land. No building construction is proposed as part of the grading and excavation. Thus, the Project is exempt under Class 4.


Class 1: The Project is exempt from CEQA due to the fact that the Project involves maintenance, permitting, and minor alteration of existing private topographical features involving negligible or no expansion of existing or former use. The remedial grading is for the sole the purpose of cleaning up the soil from past contamination. No building construction is proposed as part of the grading and excavation. There is no expansion of use proposed at the site. The activity will change the topography by removing (bad) soil, and adding (clean) fill soil. Thus, the Project is exempt under Class 1.

Class 30: The Project is exempt from CEQA due to the fact that the Project involves minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance which are small or medium removal actions costing \$1 million or less. Specifically, as explained in State CEQA Guidelines, section 15330(b)(5), the Project involves excavation and/or offsite disposal of contaminated soils in regulated units. For this reason, the Project is exempt under Class 30.

None of the exceptions to the categorical exemptions applies. (State CEQA Guidelines, section 15300.2.)

Lead Agency

Contact Person: Carlos Luis Contact Phone: (562) 989-7360

Signature:  Date: 02/27/2026 Title: Acting Community Development Director