City of Signal Hill

OVERLAY ZONING DISTRICT

July 2026 | Initial Study

July 2026| Initial Study

OVERLAY ZONING DISTRICT

For City of Signal Hill

City of Signal Hill
Contact: Carlos Luis, Planning Manager
2175 Cherry Avenue
Signal Hill, California 90755
562.989.7360

Prepared by:

PlaceWorks
Contact: Malia Durand, Managing Principal
3 MacArthur Place
Suite 1100
Santa Ana, California 92707
714.966.9220
www.placeworks.com

TABLE OF CONTENTS

Environmental Checklist **1**
Project Information 1
Environmental Factors Potentially Affected 4
Determination 5

1. Introduction **7**

2. Project Description **9**
2.1 Project Location 9
2.2 Project Background 10
2.3 Environmental Setting 17
2.4 Statement of Project Objectives 27
2.5 Project Characteristics 27
2.6 Intended Uses of the Initial Study And Program Environmental Impact Report 33

3. Environmental Evaluation **37**
I. Aesthetics 37
II. Agriculture and Forestry Resources 41
III. Air Quality 44
IV. Biological Resources 47
V. Cultural Resources 51
VI. Energy 53
VII. Geology and Soils 55
VIII. Greenhouse Gas Emissions 61
IX. Hazards and Hazardous Materials 62
X. Hydrology and Water Quality 66
XI. Land Use and Planning 73
XII. Mineral Resources 74
XIII. Noise 76
XIV. Population and Housing 78
XV. Public Services 79
XVI. Recreation 81
XVII. Transportation 82
XVIII. Tribal Cultural Resources 85
XIX. Utilities and Service Systems 88
XX. Wildfire 93
XXI. Mandatory Findings of Significance 96

4. References 99

5. List of Preparers 105

Lead Agency 105
PlaceWorks 105

Appendices

Appendix A Classification Matrix and Definitions

List of Figures

Figure 2-1 Regional Location 11
Figure 2-2 Local Vicinity 13
Figure 2-3 Proposed Overlay Zones 15
Figure 2-4 Existing Land Uses 19
Figure 2-5 General Plan Land Use Designations 23
Figure 2-6 Zoning Designations 25
Figure 3-1 Seismic Hazards 59

List of Tables

Table 2-1 Existing Land Use Summary 18
Table 2-2 General Plan Buildout in the Overlay Zoning District 21
Table 2-3 Proposed Overlay Zones Definitions and Uses 29
Table 2-4 Overlay Zones Land Use Summary 30
Table 2-5 Actions Required 34
Table 3-1 General Light Levels Benchmark 41

ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

Project Title: Overlay Zoning District

Lead Agency Name and Address:
City of Signal Hill
2175 Cherry Avenue
Signal Hill, California 90755

Contact Person and Phone Number:
Carlos Luis, Planning Manager
562.989.7360

Project Location: The Overlay Zoning District (proposed project) is in the City of Signal Hill, encompassing approximately 263 acres across numerous parcels distributed throughout the city (district area). The district area is within the northern portion of the city, generally situated north of Willow Street and south of Interstate (I) 405.

General Plan Designation: The current City of Signal Hill (City) General Plan designates the Overlay Zoning District boundary area with a mix of commercial, industrial, residential, and public land use designations. The western portion of the Overlay Zoning District includes Commercial General, Commercial Office, and General Industrial uses. The central portion includes Town Center, General Industrial, Commercial Industrial, and Public Institutional (PI) uses. The eastern portion includes Town Center, Commercial Industrial, Light Industrial, and General Industrial uses.

Zoning: The three portions of the Overlay Zoning District are currently zoned as follows:

- **Western Portion**: Commercial General (CG), Commercial Office (CO), Auto Center Specific Plan (SP-4), and General Industrial Specific Plan (SP-19).
- **Central Portion**: General Industrial (GI), Commercial Industrial (CI), Commercial Town Center (CTC), Public Institutional (PI), Auto Center Specific Plan (SP-4), Commercial Corridor Specific Plan (SP-6).
- **Eastern Portion**: General Industrial (GI), Light Industrial (LI), Commercial Industrial (CI), Commercial Town Center (CTC), and Auto Center Specific Plan (SP-4). (Signal Hill 2023)

Description of Project: The proposed project includes preparation of a draft amendment to the City's Zoning Ordinance that would establish an Overlay Zoning District. The Overlay Zoning District represents a specific geographic area in the city that exhibits strong potential for redevelopment due to factors such as underutilization, parcel characteristics, and market conditions. The district area is a targeted cluster of parcels that the City has determined are most likely to transition over time and therefore warrant focused planning and regulatory strategies.

The zoning ordinance amendment would provide for three distinct overlay zones: (1) Innovation and Enterprise Zone; (2) Community Core Zone; and (3) Workshop and Entertainment Zone. The Special Purpose Housing Specific Plan (SP-7) and Town Center Northwest Specific Plan (SP-24) are not included as part of the proposed project.

The proposed project is a regulatory framework only with the intent to encourage future redevelopment projects. It does not include, authorize, or approve any site-specific development or redevelopment projects. All future development that would be implemented once the Overlay Zoning District is adopted would remain subject to City review and standard entitlement processes.

Overlay Zones Buildout

Buildout of the proposed project is evaluated at a planning horizon year of 2050. This horizon year assumes gradual, market-driven redevelopment of the district area over time, with full buildout not anticipated until approximately 2050. Full buildout of the proposed project would result in a net increase of 1,032 dwelling units and a shift in land use from industrial and oil-related uses to a mix of commercial, office, residential, and research and development uses. Total employment would increase from 4,484 to 4,743 employees, a net increase of 259 employees.

Infrastructure

In addition to the anticipated redevelopment facilitated by the proposed project, improvements to roadways and utility infrastructure may be required to support future development within the Overlay Zoning District. Potential infrastructure improvements could include, but are not limited to, upgrades and extensions to stormwater systems, natural gas systems, sanitary sewer facilities, water supply infrastructure, and dry utilities (e.g., electricity and telecommunications) necessary to serve new development.

General Plan Amendment

The proposed project includes amendments to the City General Plan to ensure consistency with the proposed Overlay Zoning District. The amendments would allow for the range of uses and development intensities permitted under the overlay zones, including mixed-use and residential development within areas currently designated for commercial and industrial uses.

Surrounding Land Uses and Setting:
Land uses surrounding the Overlay Zoning District consist of a mix of residential, commercial, industrial, and open space uses characteristic of Signal Hill and adjacent areas of Long Beach. Sensitive land uses in the area around the Overlay Zoning District include Memorial Care Long Beach Medical Center to the west, a childcare center at the Burroughs Elementary School to the north of I-405[1], Westerly School of Long Beach to the east, and Long Beach Senior Housing to the southwest. Of these sensitive uses, only the childcare center is within the City of Signal Hill.

Other Public Agencies Whose Approval Is Required (e.g., Permits, Financing Approval, Participating Agreement):

- City of Signal Hill
- California Geologic Energy Management Division (CalGEM)
- California Department of Toxic Substances Control (DTSC)
- Los Angeles Regional Water Quality Control Board (RWQCB)
- Los Angeles County Department of Public Health, Environmental Health Division
- South Coast Air Quality Management District (South Coast AQMD)
- Local Utility Providers (e.g., Signal Hill Water Department, Southern California Edison, Southern California Gas Company)

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The proposed project would comply with tribal consultation requirements pursuant to Assembly Bill (AB) 52. The City of Signal Hill provided letters to the applicable Native American tribes inviting the individual Native American tribes to consult on the proposed project per the requirements of Public Resources Code Section 21080.3.1. A joint Senate Bill (SB) 18 and AB 52 consultation letter was sent on May 21, 2026, to the Cahuilla Band of Indians; Gabrieleno Band of Mission Indians–Kizh Nation; Gabrieleno/Tongva San Gabriel Band of Mission Indians; Gabrielino Tongva Indians of California; Gabrielino/Tongva Nation; Gabrielino-Tongva Tribe; Juaneño Band of Mission Indians Acjachemen Nation–Belardes; Juaneño Band of Mission Indians Acjachemen Nation 84A; Morongo Band of Mission Indians; Santa Rosa Band of Cahuilla Indians; and Soboba Band of Luiseno Indians.

[1] The Burroughs Elementary is closed however there is an active child care use on the site.

Under AB 52, the initial consultation request window remained open until Monday, June 22, 2026. The SB 18 and AB 52 consultation period shall continue during preparation of the EIR, as determined necessary by the contacted tribes pursuant to SB 18 and AB 52.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project; that is, at least one impact is a "Potentially Significant Impact," as indicated by the checklist for that factor in Chapter 3, *Environmental Evaluation*.

☒ Aesthetics	☐ Agriculture / Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology / Soils	☒ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials
☒ Hydrology / Water Quality	☒ Land Use / Planning	☒ Mineral Resources
☒ Noise	☒ Population / Housing	☒ Public Services
☒ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☒ Utilities / Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

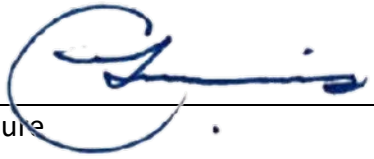
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ 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 project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ 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 or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

July 16, 2026
Date

Carlos Luis, Planning Manager

This page intentionally left blank.

1. INTRODUCTION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15378(a), the Overlay Zoning District is a “project” under CEQA; an action undertaken by a public agency which has the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. The City of Signal Hill (City) is the lead agency for the proposed project and is therefore required to conduct an environmental review to analyze the potential environmental effects associated with the proposed project. This Initial Study was prepared by PlaceWorks for the City to assist in the preparation of an environmental impact report (EIR). This Initial Study was prepared pursuant to the CEQA (Public Resources Code Sections 21000 et seq.) and the CEQA Guidelines (Title 14, Section 15000 et seq. of the California Code of Regulations).

All documents cited in this Initial Study and used in its preparation are hereby incorporated by reference into this Initial Study.

This page intentionally left blank.

2. PROJECT DESCRIPTION

2.1 PROJECT LOCATION

2.1.1 Regional Setting

As shown in Figure 2-1, *Regional Location*, the City of Signal Hill is in the southern portion of Los Angeles County, approximately 16 miles south of downtown Los Angeles and 2 miles north of the Pacific Ocean. Signal Hill lies within the urbanized coastal plain and is surrounded by the City of Long Beach. The City of Lakewood is approximately 0.5 mile to the northeast.

2.1.2 Local Setting

The Overlay Zoning District (proposed project) is in the northern portion of the city, generally north of Willow Street and south of I-405. The proposed project is largely within the Long Beach Oil Field, where existing land uses include oil production facilities, industrial uses, storage yards, and underutilized or vacant parcels (Signal Hill 2026a).

Primary access to the Overlay Zoning District is provided by major arterial roadways, including Willow Street, Atlantic Avenue, Cherry Avenue, and Spring Street, which connect the district area to surrounding communities, including Long Beach and Lakewood. Regional access to the district area is provided by I-405 and I-710. I-405 runs generally east-west along the northern portion of the city, and I-710 runs north-south immediately west of the city, providing direct connectivity to the Port of Los Angeles and the regional freeway network. State Route 19 (SR-19) is east of the district area and provides additional north-south regional access, while SR-1 runs east-west along the southern boundary of the city (see Figure 2-2, *Local Vicinity*).

The boundaries of the proposed project are shown on Figure 2-2. The proposed project encompasses approximately 263 acres across numerous parcels distributed throughout the city (PlaceWorks 2026). Willow Springs Park, Long Beach Municipal Cemetery, and Sunnyside Cemetery are part of the City of Long Beach and are not included in the Overlay Zoning District.

As shown on Figure 2-2, the western portion of the district area is bounded by Spring Street to the north, California Avenue to the east, Willow Street to the south, and Atlantic Avenue to the west. Portions of Canton Street, 29th Street, Columbia Street, 28th Street, Patterson Street, 27th Street, and Walton Street are within this area. In addition, this portion of the district area includes a small parcel north of Spring Street that is bounded by I-405 to the north and California Avenue to the west.

The central portion of the district area is bounded by 29th Street to the north, Cherry Avenue and Gardena Avenue to the east, Willow Street to the south, and Orange Avenue to the west. Portions of Gundry Avenue, Walnut Avenue, and 28th Street are within this area. This area excludes three sites identified in the City's most recent Housing Element's housing inventory. These sites are intended to accommodate the City's regional housing needs allocation (RHNA) and include Orange Bluff (290 potential affordable housing units) and Walnut Bluff (90 potential affordable housing units)—both within the Special Purpose Housing Specific Plan (SP-7)—and Town Center Northwest (267 potential affordable housing units) within the Town Center Northwest Specific Plan (SP-24) (see Figure 2-3, *Proposed Overlay Zones*). The Overlay Zoning District would not apply to the Housing Element sites to preserve their status in the City's housing sites inventory; these sites are not a part of the proposed project.

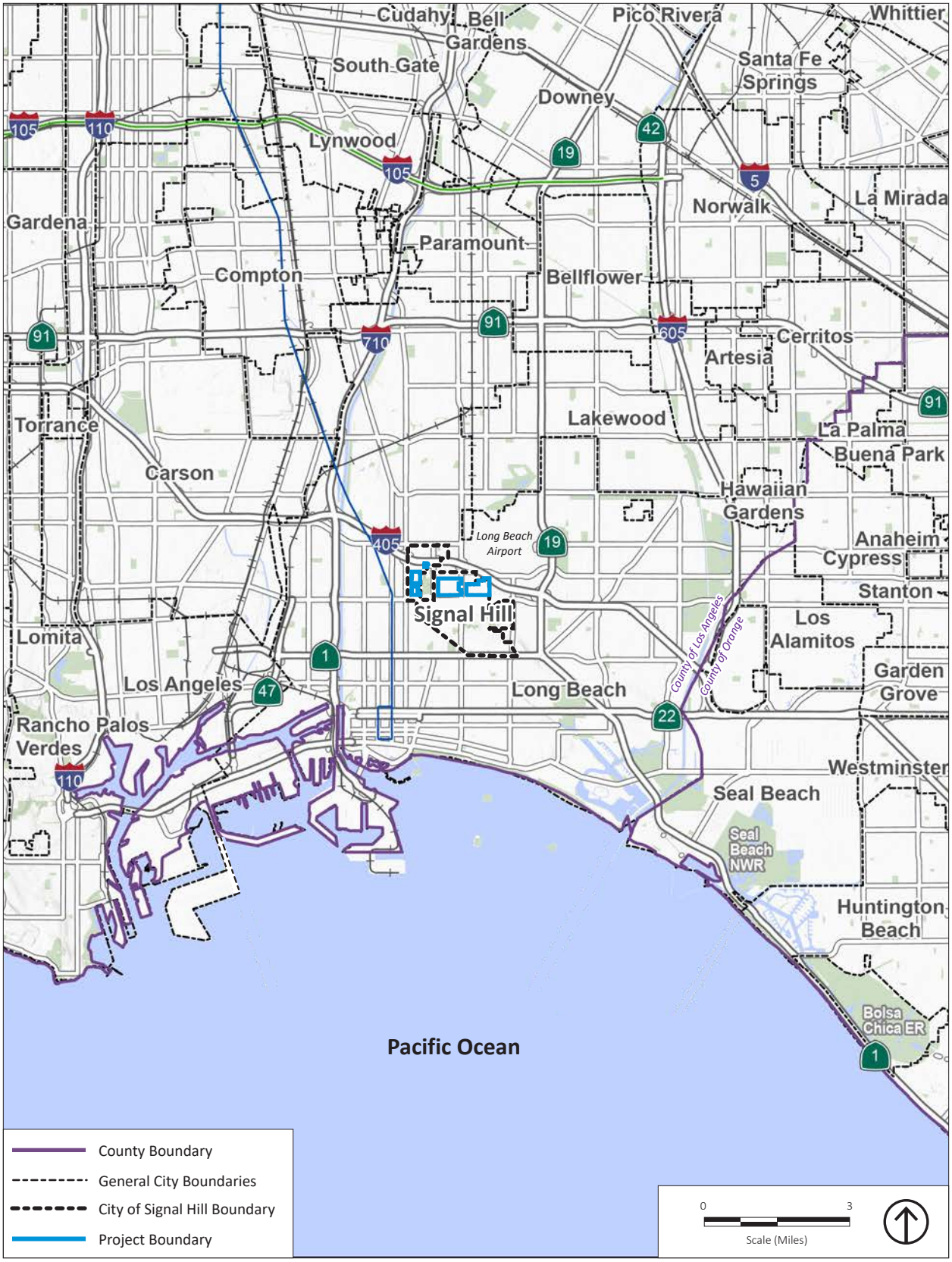
The eastern portion of district area is bounded by 28th Street and 29th Street to the north, Temple Avenue to the east, Willow Street to the south, and Cherry Avenue to the west. Portions of 27th Street, Dawson Avenue, Junipero Avenue, and Signal Parkway are within this area.

2.2 PROJECT BACKGROUND

The City of Signal Hill is preparing a draft amendment to its Zoning Ordinance that would establish an Overlay Zoning District that permits a wider variety of uses and types of development, provides additional flexibility, and promotes market-driven development with the intent to incentivize redevelopment. The Overlay Zoning District would apply to a large portion of the city north of Willow Street and south of I-405.

The district area is colloquially known as the "oil patch" because most of the oil extraction wells still active in the city are in this area. During the oilfield boom years (1923–1965), much of the district area originally developed oil extraction and storage yards, petroleum refineries, tank farms, and other businesses related to the oil industry. In 1974, the City identified the entire Signal Hill oilfield as a blighted area pursuant to State Redevelopment Law and incorporated nearly two-thirds of the 2.2-square-mile city (including the district area) as Redevelopment Project Area No. 1.

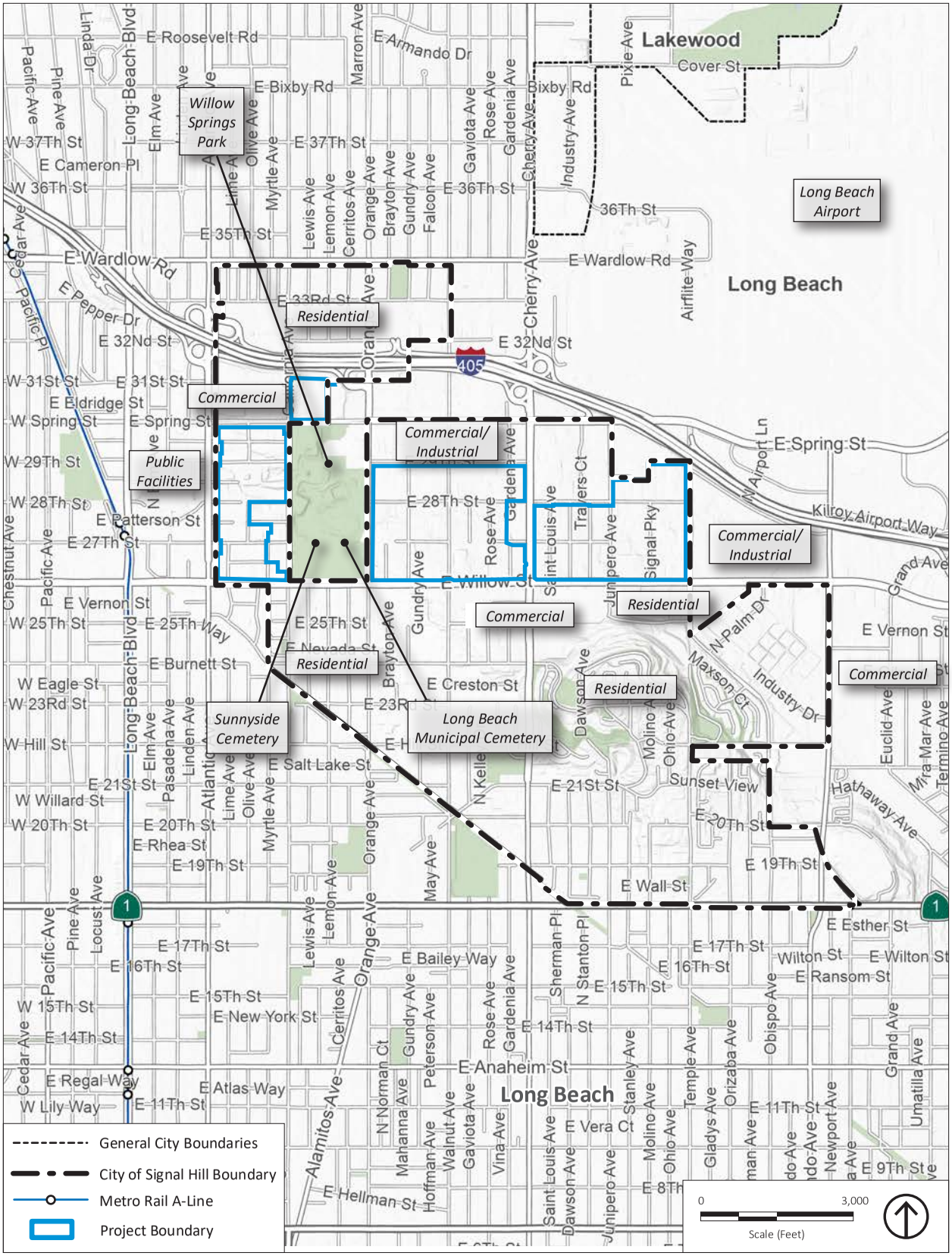
In the 1970s and 1980s, the City's Redevelopment Agency (RDA) focused most of its attention on infrastructure improvement projects, including water, sewer, storm drain, and street improvement projects. Developers were able to capitalize on the infrastructure improvements and construct over two million square feet of light industrial space. In and near the district area, the City's RDA was also successful in facilitating the development of the Signal Hill Auto Mall, the Town Center East shopping center (with Costco, Home Depot), Office Depot, Best Buy, and the Home Depot/Petco/Ross shopping center.



Source: Generated using GIS Pro 2026.

Figure 2-1
Regional Location

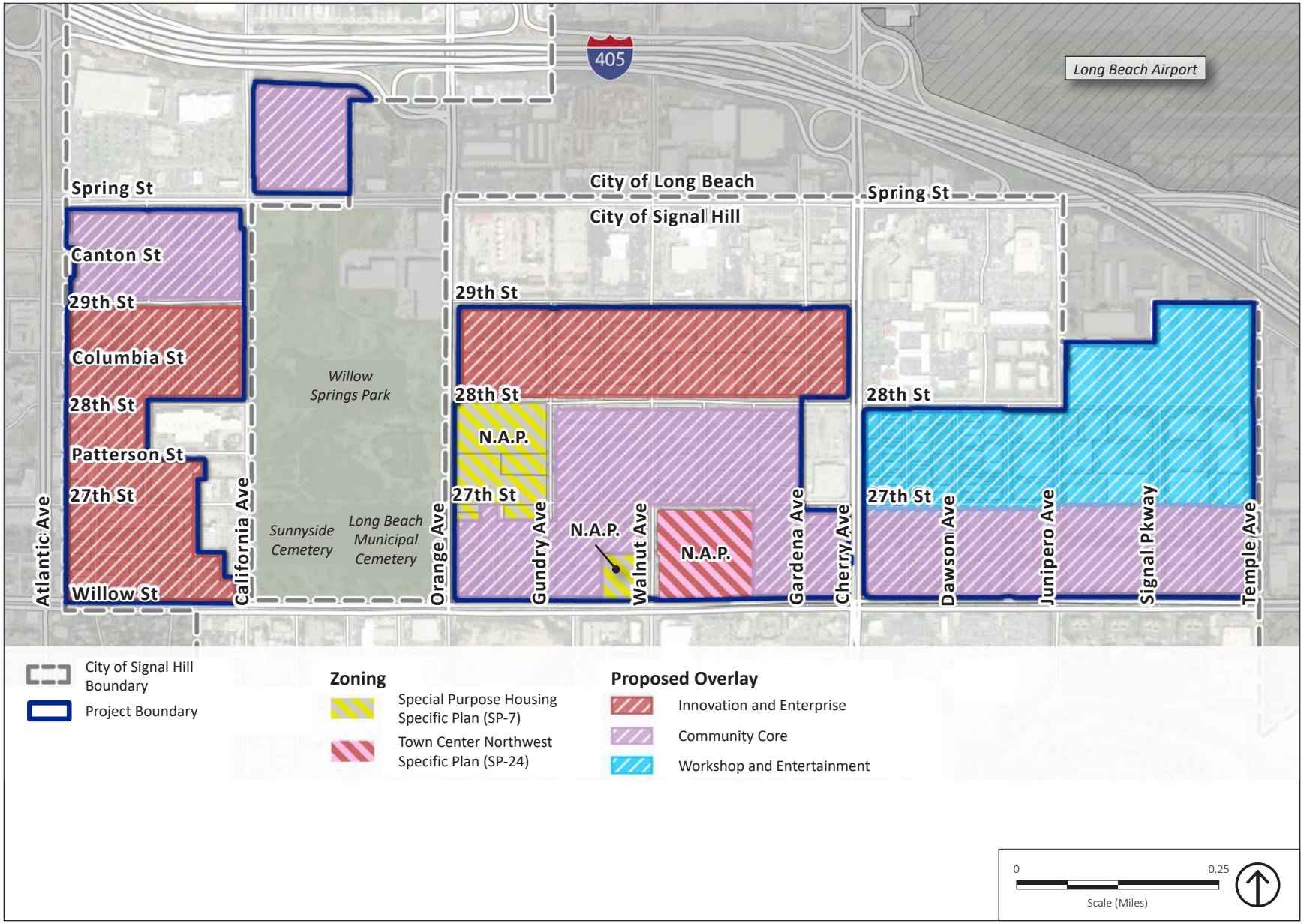
This page intentionally left blank.



Source: Generated using GIS Pro 2026.

Figure 2-2
Local Vicinity

This page intentionally left blank.



Source: City of Signal Hill 2024.

Figure 2-3
Proposed Overlay Zones

This page intentionally left blank.

Despite the City's redevelopment successes, a number of older and functionally obsolete buildings, blighted outdoor storage lots, and vacant and underutilized parcels remain. The district area still has road improvement, drainage and infrastructure, sidewalk, and streetscape needs. In addition, there are numerous rare or unique constraints to redevelopment, such as the Newport-Inglewood-Rose Canyon fault zone, a liquefaction zone, active and idled oil wells, oil transmission infrastructure, extremely small lots and fractional ownership, and many properties with separate surface, mineral, and access rights. With the state's elimination of redevelopment agencies, addressing public facilities needs and the constraints to development in the parts of the city between Willow Street and I-405 is very challenging. The Overlay Zoning District represents the City's effort to capitalize on market demand in the area by allowing types and densities/intensities of development that would create a financial incentive for new development.

2.3 ENVIRONMENTAL SETTING

2.3.1 Existing Land Use

Existing land uses within the district area consist primarily of vacant and/or oil production, accounting for 48 percent of the area. Vacant and oil production uses are distributed throughout the district area but are generally concentrated in the central and eastern portions. Industrial land uses were the second-most common, at 34 percent of the district area. Industrial uses are primarily in the east and central portions of the district along Cherry Avenue and 28th Street. Commercial and retail uses are more limited, only accounting for 7 percent of the district, and tend to be along primary arterial roadways, including Willow Street and Spring Street, where visibility and access are greater. Office uses are interspersed within these commercial corridors and in isolated pockets throughout the district area. Existing residential uses, all of which are nonconforming with the current zoning and General Plan land use designation, are 1 percent of the area. These residential uses are sparse and scattered along the southwest and west periphery of the district area. Public facilities are limited to discrete locations throughout the district and account for the remaining 3 percent of land uses (see Figure 2-4, *Existing Land Uses*) (PlaceWorks 2026). Table 2-1, *Existing Land Use Summary*, summarizes the existing land use statistics in the district area by land use category, including acreage, dwelling units, nonresidential square footage, estimated employment, and estimated population.

Table 2-1 Existing Land Use Summary

Land Use Designation	Acres	Single Family DU	Multifamily DU	Nonresidential Square Footage	Existing Employment[1]	Existing Population[2]
Commercial/Retail	14.6	0	0	205,389	600	0
Industrial	6.0	0	0	22,342	33	0
Light Industrial	50.7	0	0	802,201	1,171	0
Mixed Commercial and Industrial	0.1	0	0	640	1	0
Open Storage	1.0	0	0	2,278	3	0
Wholesaling and Warehousing	42.8	0	0	804,943	1,175	0
Manufacturing, Assembly, and Industrial Services	9.4	0	0	72,897	106	0
Office	19.8	0	0	345,615	1,178	0
Public Facilities	5.4	0	0	40,372	138	0
Special Care Facilities	1.3	0	0	23,056	79	0
Vacant/Oil Facilities	30.0	0	0	3,211	0	0
Vacant – Not Oil	43.1	0	0	14,969	0	0
Multifamily Residential	1.9	0	40	0	0	97
Single-Family Residential	0.4	5	0	0	0	12
Parks	0	0	0	0	0	0
Right-of-Way	36.6	0	0	0	0	0
Total	**263.1**	**5**	**40**	**2,337,913**	**4,484**	**109**

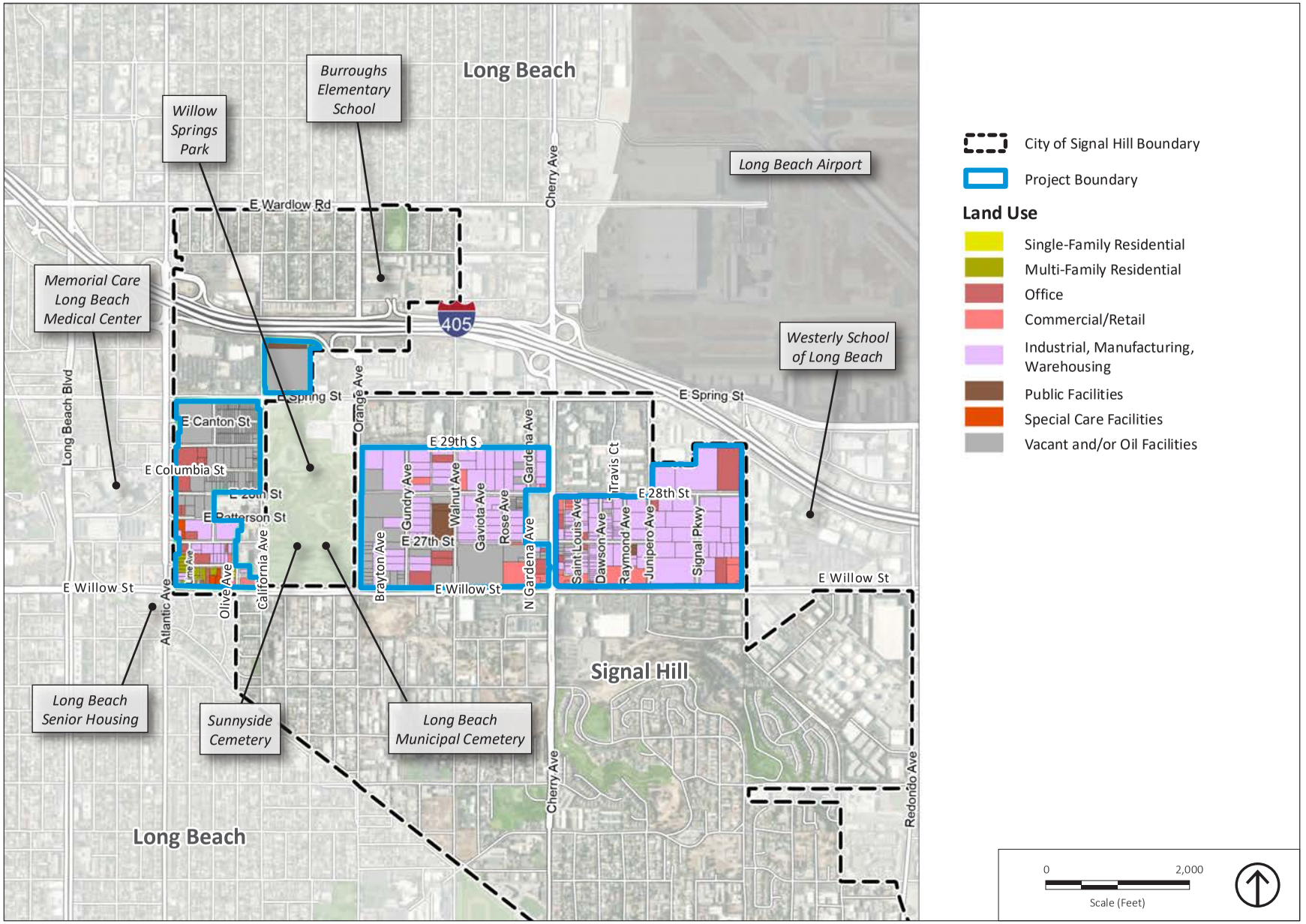
Source: Signal Hill 2022a; U.S. Census Bureau 2026a.

Notes: DU = dwelling unit.

Data in the table exclude the three housing sites.

1. Employment by land use category is estimated by applying square-footage-per-employee ratios to nonresidential building area and proportionally scaling the results to match the Longitudinal Employer-Household Dynamics (LEHD) total. Residential uses, vacant land, oil facilities, and rights-of-way are not assumed to generate employment.

2. Population is based on a 2.42 persons per household (pph) rate per the City of Signal Hill's 2021-2029 Housing Element of the General Plan.



Source: City of Signal Hill 2025.

Figure 2-4
Existing Land Uses

This page intentionally left blank.

2.3.2 General Plan Land Use Designation

The current City of Signal Hill General Plan designates the Overlay Zoning District with a mix of commercial, industrial, residential, and public land use designations, as shown on Figure 2-5, *General Plan Land Use Designations*. The western portion of the Overlay Zoning District includes Commercial General, Commercial Office, and General Industrial uses.

The central portion includes Town Center, General Industrial, Commercial Industrial, and Public Institutional (PI) uses. The eastern portion includes Town Center, Commercial Industrial, Light Industrial, and General Industrial uses (Signal Hill 2022b).

Table 2-2, *General Plan Buildout in the Overlay Zoning District*, summarizes the buildout in the Overlay Zoning District pursuant to the current General Plan land use characteristics.

Table 2-2 General Plan Buildout in the Overlay Zoning District

Land Use Characteristic	Buildout (2025)
Dwelling Units	103 units
Population	249 persons
Nonresidential	3,330,686 square feet
Employment	6,652 jobs

Sources: U.S. Census Bureau 2026a.

2.3.3 Zoning

The three portions of the Overlay Zoning District are currently zoned as follows (see Figure 2-6, *Zoning Designations*):

- **Western Portion**: Commercial General (CG), Commercial Office (CO), Auto Center Specific Plan (SP-4), and General Industrial Specific Plan (SP-19).
- **Central Portion**: General Industrial (GI), Commercial Industrial (CI), Commercial Town Center (CTC), Public Institutional (PI), Auto Center Specific Plan (SP-4), Commercial Corridor Specific Plan (SP-6).
- **Eastern Portion**: General Industrial (GI), Light Industrial (LI), Commercial Industrial (CI), Commercial Town Center (CTC), and Auto Center Specific Plan (SP-4). (Signal Hill 2023)

2.3.4 Surrounding Land Use

Land uses surrounding the Overlay Zoning District consist of a mix of residential, commercial, industrial, and open space uses characteristic of Signal Hill and adjacent areas of Long Beach

(see Figures 2-2 and 2-4). Sensitive land uses in the area around the Overlay Zoning District include Memorial Care Long Beach Medical Center to the west, a childcare center at the Burroughs Elementary School to the north of I-405, Westerly School of Long Beach to the east, and Long Beach Senior Housing to the southwest. Of these sensitive uses, only the child care center is within the City of Signal Hill.

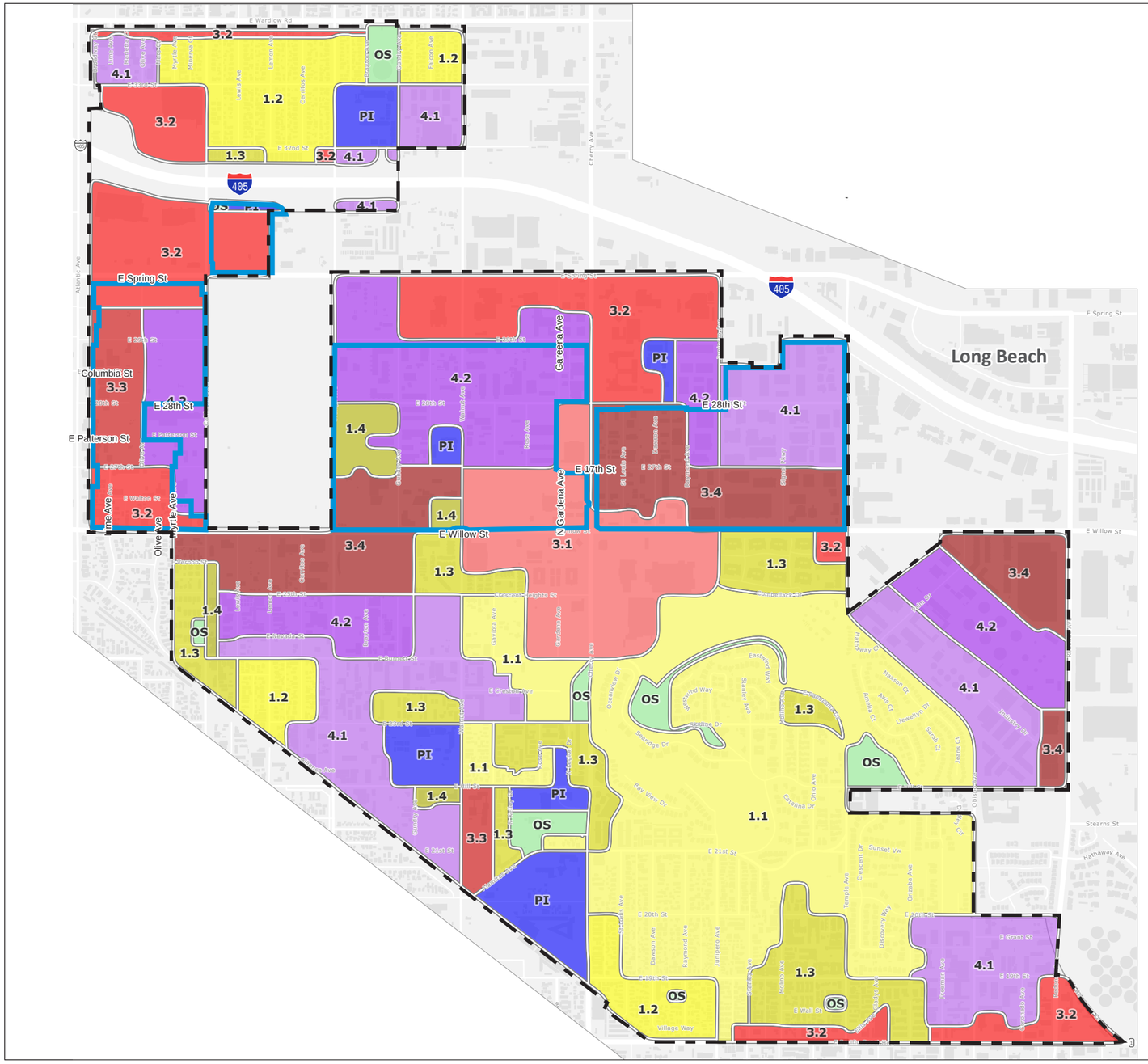
Residential neighborhoods, including low-, medium-, and high-density residential uses, are generally to the south of Willow Street, with additional residential north of I-405. The neighborhoods to the south of the district area represent established communities that interface with the more industrial and commercial portions of the city. I-405 runs east-west to the north of the district area. Just north of I-405 is Long Beach Airport. West of the district area is the Memorial Care Long Beach Medical Center.

Land uses surrounding the western portion of the district area include commercial uses and the I-405 corridor to the north, Sunnyside Cemetery and Willow Springs Park to the east, residential uses to the south, and commercial uses and the Memorial Care Long Beach Medical Center to the west.

Land uses surrounding the central portion of the district area include industrial and commercial uses and the I-405 corridor to the north, commercial and industrial uses to the east, commercial and residential uses to the south, Willow Springs Park and the Long Beach Municipal Cemetery to the west.

Land uses surrounding the eastern portion of the district area include the I-405 corridor and commercial and industrial uses to the north, industrial, institutional, and commercial uses to the east, residential and commercial uses to the south, and commercial and industrial uses to the west.

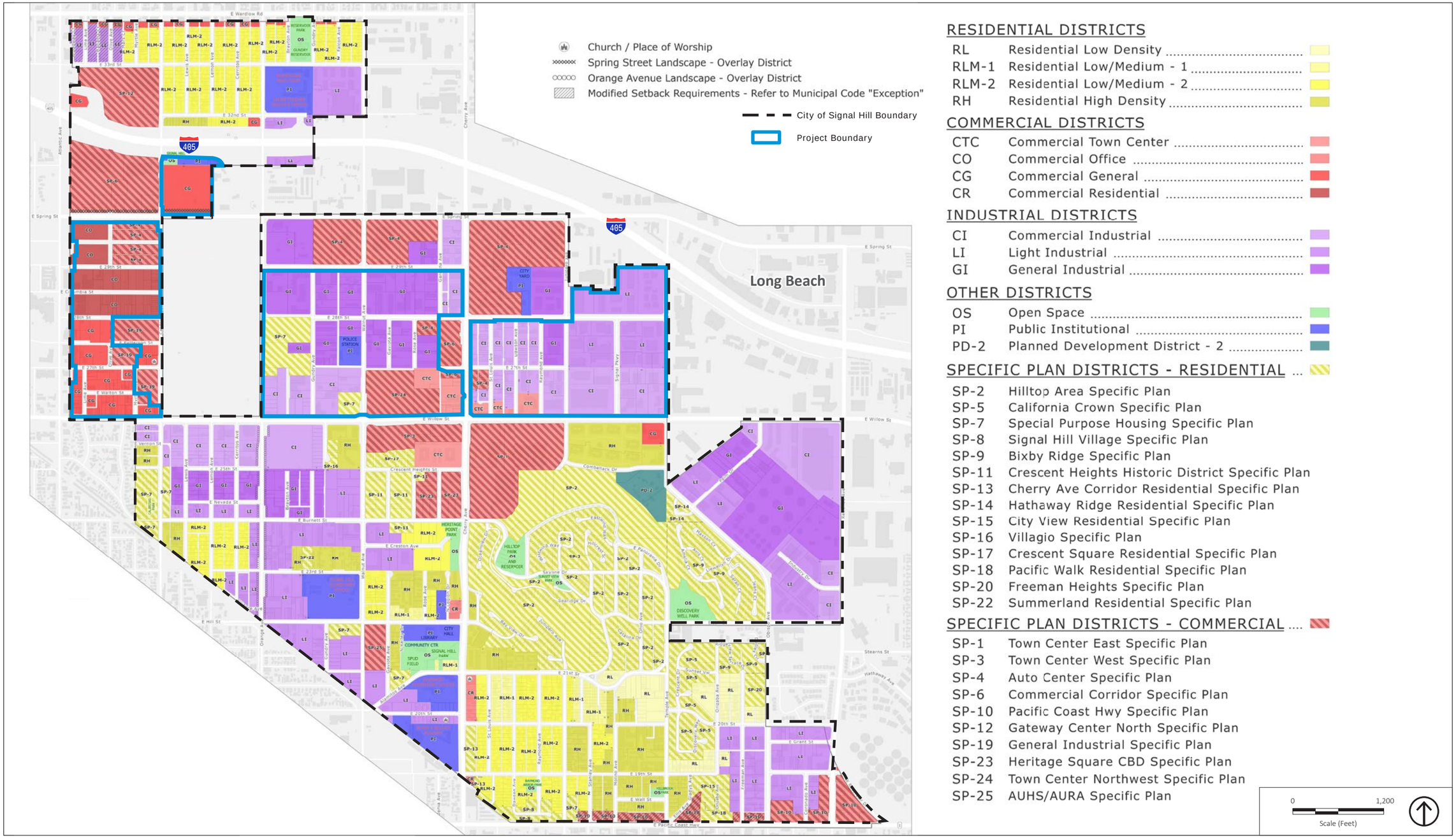
Overall, the surrounding land use pattern reflects a transition from residential neighborhoods at the periphery to more intensive commercial and industrial uses within and near the Overlay Zoning District area, consistent with the City's historical land use framework and economic base.



Source: City of Signal Hill 2022.

Figure 2-5
General Plan Land Use Designations

This page intentionally left blank.



Source: City of Signal Hill 2023.

Figure 2-6
Zoning Designations

This page intentionally left blank.

2.4 STATEMENT OF PROJECT OBJECTIVES

The Overlay Zoning District is guided by a set of objectives establishing the intent for future development in the district area. Pursuant to CEQA Guidelines Section 15124, these objectives support the proposed project's purpose and assist the City of Signal Hill in developing a reasonable range of alternatives to be evaluated in the Draft Program Environmental Impact Report (EIR).

The Overlay Zoning District objectives include the following:

- Balance market demand with land use distribution within the city.
- Provide flexibility and incentives to facilitate land use change and redevelopment that include allowing hospitality and community serving uses.
- Support the creation of a central place for community activity and economic development.
- Expand opportunities for housing development in appropriate locations.
- Support a transition from predominantly industrial uses to a more diverse mix of residential and nonresidential uses over time, while accommodating existing uses and promoting long-term economic vitality.

2.5 PROJECT CHARACTERISTICS

2.5.1 Proposed Overlay Zones

The district represents a specific geographic area in the city that exhibits strong potential for redevelopment due to factors such as underutilization, parcel characteristics, and market conditions. It is a targeted cluster of parcels that the City has determined are most likely to transition over time and therefore warrant focused planning and regulatory strategies.

The zoning ordinance amendment would provide for three distinct overlay zones: (1) Innovation and Enterprise Zone; (2) Community Core Zone; and (3) Workshop and Entertainment Zone. Figure 2-3 shows the boundaries of each overlay zone and the location of the Housing Element sites (the Special Purpose Housing Specific Plan, SP-7, and Town Center Northwest Specific Plan, SP-24), which are not included as part of the proposed project.

The Community Core Zone is in the western and central portions of the Overlay Zoning District adjacent to areas in the Innovation and Enterprise Zone. The Innovation and Enterprise Zone is in the western, central, and eastern portions of the Overlay Zoning District and includes the small parcel north of Spring Street that is bounded by I-405 to the north and California Avenue to the west. The Workshop and Entertainment Zone is exclusively in the eastern portion of the Overlay Zoning District, adjacent to the Innovation and Enterprise Zone (see Figure 2-3).

It should be noted that the proposed project is a regulatory framework whose intent is only to encourage future redevelopment projects. It does not include, authorize, or approve any site-specific development or redevelopment projects. All future development that would be implemented once the Overlay Zoning District is adopted would remain subject to City review and standard entitlement processes. The proposed overlay zones would be applied on top of the city's existing zoning districts. The overlay zones support gradual evolution, with existing uses permitted to continue to ensure a smooth transition and integration with new development. While the underlying zoning would remain in place, the overlay zones would modify permitted and conditionally permitted uses, development standards, and design requirements to provide additional flexibility and incentivize redevelopment. The overlay zones may refine the list of permitted and conditionally permitted uses, designate certain conditionally permitted uses as permitted uses, or require use permits, site plan, and design review for specific uses.

Application of each overlay zone is intended to incentivize new development projects in areas of the city with underutilized and/or aging property. In the event of a conflict between the underlying zoning and an overlay zone, the provisions of the overlay zone shall govern. The provisions of the Overlay Zoning District do not apply to parcels that have been developed entirely under the underlying zone, provided that all requirements of the underlying zone are met except as specifically approved otherwise by variance or other action by the City. Any new structure or addition to an existing structure on a property that uses the underlying zone is prohibited except as dictated below for existing commercial and industrial buildings. A building may be adaptively redeveloped for a conforming permitted land use for the overlay zone.

Nonconforming lots, structures, or uses existing in the Overlay Zoning District that do not conform with the Overlay Zoning District standards may be continued but may not be constructed, established, altered, modified, reconstructed, replaced, or enlarged in any way that increases the nonconformity. Any modification to an existing non-conforming use and structure is subject to requirements in Chapter 20.82 of the City's Municipal Code.

The overlay zones would include tailored development standards and design guidelines specific to each overlay zone, such as maximum densities for residential uses; building height limits; floor to ceiling height; lot area dimensions (such as setbacks and lot coverage); building separation and orientation; open space requirements; pedestrian paseos, trails, and sidewalks requirements; screening and buffers; and parking standards. These development and design standards ensure high-quality site planning and building design. The overlay zones would also require appropriate buffers and compatibility measures for sensitive uses, such as residential development adjacent to existing industrial or oil-related operations. The overlay zones and examples of permitted uses are described in Table 2-3, *Proposed Overlay Zones Definition and Uses*.

Table 2-3 Proposed Overlay Zones Definitions and Uses

Overlay Zone	Description	Examples of Permitted Uses
Community Core Zone	This overlay zone is designed to support a combination of uses, including residential, retail, and office uses within a cohesive development framework. It encourages both vertical and horizontal mixed-use, promoting dynamic, pedestrian-friendly environments.	Developments may include multifamily housing, ground-floor or stand-alone retail, restaurants, professional services, and small-scale creative office or live-work spaces.
Innovation and Enterprise Zone	This overlay zone is a launchpad for cutting-edge industries and forward-thinking ventures. It welcomes a vibrant mix of incubators, aerospace firms, research and development labs, light industrial operations, creative office spaces, and technology-driven enterprises. With proximity to the hospital, medical office and related uses are also permitted. This overlay zone allows for a diverse mix of uses to foster innovation and collaboration.	Developments may include incubators, aerospace, research and development, light industrial, creative office and technology uses, and medical office.
Workshop, and Entertainment Zone	This overlay zone encourages an eclectic mix of community supporting uses—including restaurants, small-scale breweries, small indoor venue event space, and recreational activities—creating a dynamic environment where industry and leisure coexist. By fostering a flexible and forward-looking framework, the overlay promotes innovation, community engagement, and economic vitality.	Developments may include light industrial, makerspace, restaurants, small-scale breweries (stand alone and with tasting rooms and restaurant), fitness facilities, dance studios, gyms, offices, and recreation businesses.

Sources: PlaceWorks 2026.

OVERLAY ZONES BUILDOUT

Buildout of the proposed project is evaluated at a planning horizon year of 2050. This horizon year is based on the "Buildout and Taxable Value Study for Proposed Opportunity Study Areas Overlay Zoning District," which assumes gradual, market-driven redevelopment of the district area over time, with full buildout not anticipated until approximately 2050 (PlaceWorks 2026). Land use statistics are provided in Table 2-4, *Overlay Zones Land Use Summary*. Full buildout of the proposed project would result in a net increase of 1,032 dwelling units and a shift in land use from industrial and oil-related uses to commercial, office, residential, and research and development land uses. Total employment would increase from 4,484 to 4,743 employees, a net increase of 259 employees.

Table 2-4 Overlay Zones Land Use Summary

	Existing	Proposed	Net Change
Nonresidential Land Uses (square feet)			
Commercial/Retail	205,389	421,895	+216,506
Industrial	22,342	3,326	−19,016
Light Industrial	802,201	756,477	−45,724
Mixed Commercial and Industrial	640	640	0
Open Storage	2,278	1,873	−405
Wholesaling and Warehousing	804,943	391,193	−413,750
Manufacturing, Assembly, and Industrial Services	72,897	69,265	−3,632
Office	345,615	408,529	+62,914
Public Facilities	40,372	37,540	−2,832
Special Care Facilities	23,056	23,056	0
Vacant/Oil Facilities	3,211	2,175	−1,036
Vacant – Not Oil	14,969	2,767	−12,202
Hotel	0	326,274[1]	+326,274
Total Non-Residential Square Footage	2,337,913	2,445,010	+107,097
Residential Land Uses (dwelling units)			
Multifamily Residential[3]	40 units	1,073 units	+1,033 units
Single-Family Residential[3]	5 units	4 units	−1 unit
Other Land Uses (square feet)			
Parks	NA	NA	NA
Right-of-Way	NA	NA	NA
Employment			
Total Employment	4,484 employees	4,743 employees[4]	+259 employees
Population (residents)	109 residents	2,606 residents	+2,497 residents

Sources: PlaceWorks 2025; EIA 2022.

Notes: NA = not applicable.

1. Square footage for 350 hotel rooms comes from the Economic Analysis's calculation of 157,995 square feet for the 170-unit hotel and using that to proportionately calculate 168,279 square feet for the 180-unit hotel.

2. Population is based on a 2.42 persons per household (pph) rate per the City of Signal Hill's 2021-2029 Housing Element of the General Plan.

3. All existing residential uses are nonconforming with the current zoning and General Plan land use designation.

4. Buildout jobs are calculated using square footage per employee assumptions informed by the City of Signal Hill Economic Analysis for the Proposed Opportunity Study Areas. Commercial Services are considered to generate 1 employee per 350 square feet, office uses are assumed to generate 1 employee per 300 square feet, and industrial uses are assumed to generate 1 employee per 700 square feet. These ratios are used to convert projected nonresidential building area under buildout conditions into estimated employment totals for each land use category. Projected employment does not incorporate jobs from multifamily buildings.

USE CLASSIFICATIONS

Land uses within the overlay zones are regulated through a use-classification system that identifies whether a use is permitted, conditionally permitted, permitted as an accessory to a primary use, temporarily permitted, or prohibited within each zone. The use-classification table (draft provided as Appendix A) establishes the allowable uses for each overlay zone and supersedes the underlying zoning for new development. Uses are categorized as follows.

- P (Permitted): Allowed by right, subject to applicable development standards.
- C (Conditional Use Permit): Allowed subject to discretionary review and approval.
- A (Accessory): Allowed as incidental to a primary use.
- T (Temporary Use Permit): Allowed on a temporary basis.
- X (Prohibited): Not allowed within the overlay zone.

Unlisted uses are prohibited unless determined by the Community Development Director (or designee) to be substantially similar to an allowed use, based on functional characteristics and potential impacts. Existing uses that are prohibited by the Overlay Zoning District and allowed in the underlying zone may continue and are not considered nonconforming but may not be expanded, enlarged, or intensified. The base zone has been preserved to ensure a gradual transition and integration of new development.

2.5.2 Infrastructure

In addition to the anticipated redevelopment facilitated by the proposed project, improvements to roadway and utility infrastructure may be required to support future development in the Overlay Zoning District. Potential infrastructure improvements could include but are not limited to upgrades and extensions to stormwater systems, natural gas systems, sanitary sewer facilities, water supply infrastructure, and dry utilities (e.g., electricity, and telecommunications) necessary to serve new development.

Water and sewer infrastructure extensions in areas not served by the existing network would result in the need for other system appurtenances, such as blow-off valves, pressure-regulating stations, vacuum and air release valves, sampling stations, and/or fire hydrants. Infrastructure improvements may also be required to address site-specific constraints associated with existing conditions in the Overlay Zoning District, including stormwater management and drainage considerations. An individual project site not adjacent to existing utilities may be required to extend the utility network to serve the individual site.

Improvements to the local circulation network would be required to accommodate changes in land use and increased activity levels, including modifications to roadway configurations;

construction of new street subgrade and pavement sections, concrete curb and gutter, and concrete sidewalks; and intersection improvements such as installation of traffic signal systems, pedestrian crosswalks, pedestrian facilities, and bicycle infrastructure. Right-of-way dedications and irrevocable offers of dedications may be required to construct the ultimate roadway widths in accordance with the City's Plan Lines Maps. City easements for utilities and other structures may also be required. In areas where there is no road network, an individual project developer may be required to build various roads to provide access to the existing road network.

All improvements and infrastructure planning directives would occur in conjunction with individual development projects that are anticipated to be built in the future and would connect to existing infrastructure systems serving the district area.

2.5.3 Project Phasing

The proposed project relies on a buildout scenario derived from the Buildout and Taxable Value Study for Proposed Opportunity Study Areas Overlay Zoning District (PlaceWorks 2026). This study assigns each parcel in the district area a "development opportunity score," which is a planning tool used to estimate how likely a site is to redevelop over time. In simple terms, the score reflects a combination of factors such as parcel size, existing land use, site constraints (e.g., environmental conditions or oil operations), market conditions, and redevelopment feasibility. Sites with higher scores are generally easier and more attractive to redevelop; lower-scoring sites are more constrained or less financially viable in the near term.

Under this framework, parcels with a high development opportunity score (6 to 8) are most likely to redevelop in the near term due to favorable conditions such as larger parcel sizes, fewer constraints, and stronger market demand. These sites are generally assumed to become operational and taxable between 2030 and 2035 (Phase 1). Parcels with a moderate development opportunity score (4 to 5) are considered to have some redevelopment potential but may require additional time due to constraints such as parcel consolidation, infrastructure upgrades, or market shifts; these sites are generally assumed to redevelop between 2036 and 2050 (Phase 2). Parcels with a low development opportunity score (1 to 3) are considered the least likely to redevelop due to substantial constraints or limited economic feasibility and are therefore not assumed to redevelop until after 2050.

Table A-2, Potential Project Sites by Current Value, Development Opportunity Score, and Phasing Year; Signal Hill OSA Plan Area, of the Buildout and Taxable Value Study for Proposed Opportunity Study Areas Overlay Zoning District lists the potential development project sites and identifies their development opportunity score and the year in which each site would be developed (PlaceWorks 2026).

This phased approach provides a conservative and realistic projection of how redevelopment may proceed until the buildout year of 2050, and this Initial Study analyzes buildout at the planning horizon year of 2050 to cover both phases. The Program EIR will also analyze buildout at the planning horizon year of 2050. It should be noted that the Initial Study and the Program EIR are not site specific and evaluate a conservative estimated buildout for the entire district area, not only for parcels with high and moderate opportunity scores. For instance, parcels with low opportunity scores that are next to high-scoring properties could potentially be consolidated and developed sooner.

2.5.4 Zoning Ordinance Amendment

The proposed project includes amendments to the City of Signal Hill Zoning Ordinance to establish the Overlay Zoning District. The amendment would create three overlay zones, Innovation and Enterprise; Workshop and Entertainment, and Community Core, that would be applied in combination with existing base zoning districts. The overlay zones would modify permitted and conditionally permitted uses and establish development and design standards, including, but not limited to, building height, setbacks, lot coverage and open space. In the event of a conflict between the underlying zoning and the Overlay Zoning District, the overlay zoning regulations would govern; however, existing uses previously permitted under the underlying zoning would be allowed to remain. The Zoning Ordinance Amendment would also include provisions related to site planning, compatibility with existing uses (including oil operations), and implementation requirements to guide future development in the district.

2.5.5 General Plan Amendment

The proposed project includes amendments to the City of Signal Hill General Plan to ensure consistency with the proposed Overlay Zoning District. The amendments would allow for the range of uses and development intensities permitted under the overlay zones, including mixed-use and residential development in areas currently designated for commercial and industrial uses.

2.6 INTENDED USES OF THE INITIAL STUDY AND PROGRAM ENVIRONMENTAL IMPACT REPORT

2.6.1 Required Permits and Approvals

This document is an Initial Study that examines the environmental impacts of the proposed project. This Initial Study also addresses various actions by the City of Signal Hill and others to adopt and implement the proposed project. The Program EIR will also address these actions. It

is the intent of this Initial Study and the program EIR to evaluate the environmental impacts of the proposed project, thereby enabling the City, other responsible agencies, and interested parties to make informed decisions with respect to the requested entitlements. The anticipated discretionary actions required for this project are listed in Table 2-5, *Actions Required*.

Table 2-5 Actions Required

Lead Agency	Action
City of Signal Hill City Council	▪ Certification of the Program Environmental Impact Report (EIR) ▪ Adoption of findings of fact and statement of overriding considerations (if required) ▪ Adoption of the mitigation monitoring program ▪ Adoption of the Overlay Zoning District ▪ Approval of amendment to the City of Signal Hill Zoning Ordinance and Zoning Map ▪ Approval of amendment to the City of Signal Hill General Plan
Responsible Agencies	**Action**
California Geologic Energy Management Division	▪ Oversight and permitting of oil well operations, including review of well modification, abandonment, or new well-related activities associated with future construction activities (if required).
California Department of Toxic Substances Control	▪ Oversight and approval of site investigation and remediation activities for contaminated soils or hazardous materials associated with future construction activities (if required).
Los Angeles Regional Water Quality Control Board	▪ Issuance of National Pollution Discharge Elimination System (NPDES) Permit associated with future development. ▪ Issuance of Construction General Permit Coverage associated with future construction activities (if required). ▪ Issuance of Industrial General Permit Coverage associated with future development (if required).
Los Angeles County Department of Public Health, Environmental Health Division	▪ Oversight of hazardous materials management, including review of Hazardous Materials Business Plans and site remediation activities associated with future construction activities and development (if required).
South Coast Air Quality Management District	▪ Permitting of stationary sources (e.g., equipment, generators, or certain industrial uses) and compliance with applicable air quality regulations associated with future development (if required).
Local Utility Providers (e.g., Signal Hill Water Department, Southern California Edison, Long Beach Utilities)	▪ Provision of utility services and approvals for infrastructure connections or upgrades associated with future development.

2.6.2 Related Review and Consultation Requirements

The CEQA process for the proposed project included tribal consultation pursuant to AB 52 and SB 18, as summarized in Section 3.17, *Tribal Cultural Resources*.

This page intentionally left blank.

3. ENVIRONMENTAL EVALUATION

With this Initial Study, the lead agency (the City of Signal Hill) has evaluated whether development pursuant to the proposed project would potentially result in significant environmental effects in each of the categories outlined in Appendix G of the CEQA Guidelines. Based on this Initial Study and the analyses and evidence herein, the lead agency has determined that the proposed project has no potential to result in significant environmental effects relating to agriculture and forestry resources (Sec. II), and wildfire (Sec. XX). Therefore, based on this Initial Study, those categories will not be evaluated in the Program EIR.

The proposed project's potential environmental effects in the remaining categories of Appendix G will be analyzed in detail in the EIR, except for issues that this Initial Study finds have a less-than-significant impact or no impact. The EIR analyses will include a determination of whether mitigation measures can be implemented to reduce any identified potentially significant impacts to a less-than-significant level. The EIR will also evaluate a reasonable range of project alternatives, including the CEQA-required "No Project Alternative," to further assess ways of reducing any significant impacts identified in the EIR.

I. Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:

Issues		Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒
c)	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐

DISCUSSION

a) *Would the proposed project have a substantial adverse effect on a scenic vista?*

A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape feature (e.g., mountain range, lake, coastline) or of a significant historic or architectural feature (e.g., views of a historic structure).

The City of Signal Hill's Land Use Element notes that its hillside areas provide scenic vistas including but not limited to the following scenic resources: the Pacific Ocean; Sheep Hills in Newport Beach; the skyscrapers of downtown Los Angeles and Long Beach; the Hollywood Sign; the Getty Museum of Art perched in the Santa Monica Mountains; the Palos Verdes Peninsula; Los Angeles, and the San Gabriel/Santa Ana mountains; the Queen Mary; the Long Beach Airport; and the Pyramid at the California State University at Long Beach (Signal Hill 2022c). Signal Hill itself (the geographic viewpoint/topographic landform feature) is the City's most valuable resource and scenic vista. In addition, the City has adopted the Hilltop Area Specific Plan, which preserves the public view and prohibits the construction of new dwellings that may interrupt the current unobstructed views from scenic vistas (i.e., the Hilltop, Sunset View or Discovery Well Parks). The district area is not within the Hilltop Area Specific Plan area (SP-2) and does not contain a scenic vista itself. The nearest SP-2 zoned land designation is approximately 0.15 mile south of the district area. Development pursuant to the proposed project would be constructed in accordance with the proposed project's Property Development Standards, which would restrict the height of future development to a maximum of six stories for the Enterprise and Innovation Overlay or a hotel within the community core. Land uses surrounding the Overlay Zoning District consist of a mix of residential, commercial, industrial, and open space uses. The existing structures in the district and surrounding area include primarily two-story commercial and industrial uses, with residential development reaching up to four stories in height.

The proposed project's allowance for development up to six stories in height would introduce new vertical development into the district area. However, development up to six stories in height would not obstruct views from identified scenic vistas or the SP-2 area because existing

vegetation and urban development already limit views toward the district area, and the district area does not contain scenic resources. Further, due to existing topography and intervening development, future development in the district area would primarily affect views of urbanized areas rather than identified scenic resources. Future proposed developments would also be reviewed by the City during the site plan and design review process and would be presented to the Planning Commission for review to ensure building character, scale, and massing are compatible with surrounding development. Therefore, impacts to scenic vistas would be **less than significant**, and this issue will not be further analyzed in the EIR.

b) ***Construction of future development projects would not alter or affect any identified scenic vista. Therefore, the proposed project would not impact scenic vistas, and impacts would be less than significant. Accordingly, this issue will not be further analyzed in the EIR. Would the proposed project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***

According to the California Department of Transportation, a portion of SR-27, approximately 28.9 miles northwest of the district area is the nearest officially designated scenic highway (Caltrans 2026). The closest eligible scenic highway is SR-1 or Pacific Coast Highway, approximately 2 miles southeast of the district area. The district area is not visible from either of the highways due to distance. Due to the distance, topography, and intervening development, the district area is not visible from SR-27 or SR-1. Therefore, the proposed project would not damage scenic resources within a state scenic highway, and **no impact** would occur, and this issue will not be further analyzed in the EIR.

c) ***Would the proposed project, in nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

As defined by Public Resources Code Section 21071, for an incorporated city, an “urbanized area” is a city that either by itself or in combination with two contiguous incorporated cities has a population of at least 100,000 persons. The City of Signal Hill has an estimated population of 11,153 people and is contiguous with the City of Long Beach with an estimated population of 450,469 people (U.S. Census 2026b, 2026c). Therefore, the district area is in an urbanized area.

The proposed project would require an amendment to the Zoning Ordinance to establish three distinct overlay zones: (1) Innovation and Enterprise Zone; (2) Community Core Zone; and (3) Workshop and Entertainment Zone. The proposed overlay zones would be applied on top of the City’s existing zoning districts, and would modify permitted and conditionally permitted uses, development standards, and design requirements to provide additional flexibility and

incentivize redevelopment. As such, development pursuant to the proposed project would comply with the Overlay Zoning District, which would govern and supersede the existing zoning regulations, although the underlying zoning designation would remain in place.

All new developmental projects, major additions, projects subject to discretionary review or projects determined to be "view sensitive" would be subject to City's View Protection Policy as part of the site plan and design review process (Signal Hill 2026b). The View Protection Policy requires a visual analysis and if warranted a more detailed level 2 view analysis, with City review on view obstruction, and may require project modifications to minimize obstruction of significant scenic vistas and neighboring views. All development pursuant to the proposed project would be subject to the site plan and design review process, including the View Protection Policy.

Furthermore, the district area is not in the Hilltop Area Specific Plan, which was established to preserve public views; therefore, the district would not be subject to the regulations or development standards of that Specific Plan. The proposed project would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, **no impact** would occur, and this issue will not be further analyzed in the EIR.

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

The two major causes of light pollution in the district area are spill light and glare from sources of light. Spill light is caused by misdirected light that illuminates areas outside the area intended to be lit. Glare occurs when a bright object is against (or reflects off) a dark background or shiny surface. The district area is surrounded by existing off-site lighting sources, including street lighting, traffic lights, vehicle lights, parking lot lighting, interior lighting, and exterior lighting on existing residential, commercial and industrial buildings, which would remain. These areas are highly urbanized and, therefore, already include night lighting from streetlights along the public right-of-way and the existing lighting sources.

Development pursuant to the proposed project would include the installation of various sources of artificial light throughout the district area, including walkways/sidewalks. Horizontal and vertical light levels are shown in foot-candles (fc). Although foot-candles are considered obsolete in some scientific circles, they are nevertheless used because many existing light meters are calibrated in foot-candles. Moonlight produces approximately 0.01 fc, and sunlight can produce up to 10,000 fc. The general benchmarks for light levels are shown in Table 3-1, *General Light Levels Benchmark*.

Table 3-1 General Light Levels Benchmark

Outdoor Light	Foot-Candles
Direct Sunlight	10,000
Full Daylight	1,000
Overcast Day	100
Dusk	10
Twilight	1
Deep Twilight	0.1
Full Moon	0.01
Quarter Moon	0.001
Moonless Night	0.0001
Overcast Night	0.00001
Gas Station Canopies	25–30
Typical Neighborhood Streetlight and Parking Garage	1.0–5.0

The proposed project includes no development nor the direct introduction of new sources of light and glare. However, development pursuant to the proposed project would introduce new sources of light and glare.

Although the City of Signal Hill does not include regulatory guidelines or a foot-candle level of significance threshold in the municipal code or general plan, construction and operation of future development projects would be subject to the lighting requirements of the Overlay Zoning District. The proposed project requires all future lighting to be hooded and directed away from adjoining properties and that all future development provide illumination for safe usage and night lighting accents, which would not spill across the site boundaries, as is required by the CALGreen Building Standards Code Section 5.106.8, Light Pollution Reduction. Future development projects may introduce new sources of light and glare that could adversely affect day or nighttime views in the area. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

II. Agriculture and Forestry Resources

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 Department 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:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
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?	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒
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))?	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒
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?	☐	☐	☒

DISCUSSION

a) ***Would the proposed 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?***

The Farmland Mapping and Monitoring Program produces maps and statistical data for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status and is divided into five categories: Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Unique Farmland, and Grazing Land. The

best quality land is Prime Farmland (DOC 2026a). Farmland of Statewide Importance is like Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Unique Farmland is farmland of lesser quality soils used to produce the state's leading agricultural crops.

According to the Farmland Mapping and Monitoring Program, the Overlay Zoning District is mapped as "Urban and Built-Up Land" and "Other Land" and is surrounded by "Urban and Built-Up Land" (DOC 2025). The Overlay Zoning District is primarily vacant and/or contains oil production uses. The district area also contains industrial uses with limited commercial, retail, public facilities, and residential land uses. Land uses surrounding the Overlay Zoning District consist of a mix of residential, commercial, industrial, and open space uses. The closest farmland is "Unique Farmland," a property with lesser quality soils used for the production of the state's leading agricultural crops, approximately 2.4 miles northwest of the district areas. The district area does not contain any farmland and would not disturb any type of farmland. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. **No impact** would occur, and this issue will not be further analyzed in the EIR.

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

Section 2.4.3, *Zoning*, outlines the zoning within the district area. The parcels within the Overlay Zoning District are currently zoned for Commercial General (CG), Commercial Office (CO), Auto Center Specific Plan (SP-4), General Industrial Specific Plan (SP-19), General Industrial (GI), Light Industrial (LI), Commercial Industrial (CI), Commercial Town Center (CTC), Public Institutional (PI), and Commercial Corridor Specific Plan (SP-6) (see Figure 2-6). The zoning designation provides for various uses, none of which are intended for agricultural uses.

Williamson Act contracts restrict the use of privately owned land for agriculture and compatible open-space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. Since the County of Los Angeles, which includes the City of Signal Hill, is not participating in the Williamson Act program, there are no active Williamson Act contracts or enrolled properties at or near the Overlay Zoning District (DOC 2026b). Therefore, the project would not conflict with an existing Williamson Act contract. **No impact** would occur, and this issue will not be further analyzed in the EIR.

c) ***Would the proposed 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))?***

As stated in Impact II(b), the district area includes CG, CO, GI, LI, CI, CTC, PI zones, and several specific plan designations (SP-4, SP-6, and SP-19). The zoning designation provides for various uses, none of which are intended for forestry land, timberland, or timberland production. Additionally, no forest land or timberland production operations exist in the district area. Therefore, development of the proposed project would not conflict with existing zoning for forest land, timberland, or timberland zoned timberland production. **No impact** would occur, and this issue will not be further analyzed in the EIR.

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

As stated in Impact II(c), the district area does not include forest land. Therefore, implementation of the proposed project would not result in the conversion of forest land to non-forest use. **No impact** would occur, and this issue will not be further analyzed in the EIR.

e) ***Would the proposed 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?***

As discussed in Impacts II(a), (b), and (c), the Overlay Zoning District does not contain any land that is considered farmland or forest land, and the Overlay Zoning District does not contain an active farm or forest use. Therefore, implementation of the proposed project would not result in any changes to the existing environment that could result in the conversion of farmland to non-agricultural uses or forest land to non-forest use. **No impact** would occur, and this issue will not be further analyzed in the EIR.

III. Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

Issues		Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐
b)	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?	☒	☐	☐

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐

DISCUSSION

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

The Overlay Zoning District is in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (AQMD). The South Coast AQMD is the air pollution control agency primarily responsible for preparing air quality management plans (AQMP) in coordination with the California Air Resources Board (CARB) and the U.S. Environmental Protection Agency (EPA). An AQMP is a comprehensive strategy designed to reduce air pollution and demonstrate progress toward achieving state and federal ambient air quality standards (AAQS). The South Coast AQMD adopted the 2022 AQMP on December 2, 2022 (South Coast AQMD 2022).

The proposed project evaluates the buildout of the Overlay Zoning District, including increased opportunities for residential and commercial/employment uses. As described in Section 2.5.3, *Project Phasing*, of Chapter 2, *Project Description*, parcels would be constructed in phases between 2026 and 2050, resulting in an increase in air pollutant emissions during future project-related construction. The proposed project would also generate long-term operational emissions of criteria air pollutants due to increased housing and employment activity. Consequently, the proposed project may conflict with the strategies outlined in the 2022 AQMP. Further analysis is required to quantify the proposed project's potential air quality impacts and its consistency with the 2022 AQMP. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

b) *Would the proposed 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?*

The SoCAB is designated nonattainment for ozone (O_3) and fine inhalable particulate matter ($PM_{2.5}$) under the California and National AAQS, nonattainment for coarse inhalable particulate

matter (PM_{10}) under the California AAQS, and nonattainment for lead (Los Angeles County only) under the National AAQS (CARB 2026). The South Coast AQMD has identified regional thresholds of significance for criteria pollutant emissions and criteria air pollutant precursors, including volatile organic compounds (VOC), carbon monoxide (CO), nitrogen oxides (NO_X), sulfur oxides (SO_X), PM_{10}, and $PM_{2.5}$. Development projects below the regional significance thresholds are not expected to generate sufficient criteria pollutant emissions to violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Construction activities associated with the development pursuant to the proposed project would generate a short-term increase in air pollutants that could cumulatively contribute to the nonattainment designations of the SoCAB. Additionally, because the proposed project would allow for commercial, office, residential, and research and development land uses, it would increase long-term operational emissions and could cumulatively contribute to the nonattainment designations within the region. The EIR will further evaluate the proposed project's potential to result in a cumulatively considerable net increase in criteria pollutants. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

c) ***Would the proposed project expose sensitive receptors to substantial pollutant concentrations?***

Sensitive populations are more susceptible to the effects of air pollution than the general population. Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants. Examples of uses considered sensitive receptors are residences, schools, hospitals, and daycare centers. Groups of individuals most likely to be affected by air pollution are those most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise.

Land uses surrounding the Overlay Zoning District consist of a mix of residential, commercial, industrial, and open space uses. Sensitive receptors near the district area include residential neighborhoods and hospital facilities to the south and west, as well as additional residential areas interspersed along the eastern and southeastern boundaries of the district area.

Construction activities associated with future construction could potentially expose residents to elevated concentrations of criteria air pollutant and toxic air contaminant emissions from construction equipment exhaust and fugitive dust. Additionally, long-term operations could also potentially expose residents to elevated concentrations of criteria air pollutant emissions. The EIR will further evaluate the proposed project's potential localized impacts from the construction and operation of development pursuant to the proposed project. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

d) ***Would the proposed project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?***

Nuisance odors from land uses in the SoCAB are regulated under South Coast AQMD Rule 402, Nuisance, which states the following:

> A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals

The type of facilities that are considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The proposed project would allow for commercial, office, residential, and research and development land uses. The residential uses would not generate significant odor sources. However, certain industrial uses associated with the proposed project may result in intermittent odor impacts. Additionally, emissions from construction equipment, such as diesel exhaust and volatile organic compounds from architectural coatings and paving activities, may generate odors. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary

IV. Biological Resources

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒
d) 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?	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒
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?	☐	☐	☒

DISCUSSION

a) ***Would the proposed 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 Wildlife or U.S. Fish and Wildlife Service?***

Special-status species include those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act; species otherwise given certain designations by the California Department of Fish and Wildlife; and plant species listed as rare by the California Native Plant Society. According to the U.S. Fish and Wildlife Service's (USFWS) Critical Habitat for Threatened and Endangered Species Mapper, the district area and surrounding area are outside of any federally designated critical habitat (USFWS 2026a).

Additionally, the City of Signal Hill, including the district area, is not within a habitat conservation plan/national community conservation plan (HCP/NCCP) area (CDFW 2026a).

The City of Signal Hill's General Plan Environmental Resources Element states that no species of plant or wildlife that are currently designated rare, threatened, or endangered by USFWS are located or are expected to occur in the City of Signal Hill (Signal Hill 1986). Currently the Overlay Zoning District primarily consists of vacant land and/or oil production uses, and to a lesser extent industrial, commercial, retail, public facilities, and residential land uses. Given the age of the Environmental Resources Element, the documented absence of rare, threatened, or endangered species within the district area may reflect outdated biological data and should be reevaluated using current information. Consequently, vacant and vegetated areas in the district may contain suitable habitat for candidate, sensitive, and special status species. Accordingly, construction of future development projects may result in significant impacts to candidate, sensitive, and special-status species. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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

Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies; that are known to provide habitat for sensitive animal or plant species; or are known to be important wildlife corridors. No federally designated critical habitats or sensitive natural communities exist on or in the vicinity of the district site (USFWS 2026a). In addition, the City of Signal Hill does not identify any sensitive natural community within its General Plan Environmental Resources Element (Signal Hill 1986).

The National Wetlands Mapper maintained by the USFWS did not identify any riparian habitat in the district area. The nearest riparian habitat is approximately 1.15 miles west of the district area within the Los Angeles River (USFWS 2019; 2026b). Thus, the district area does not contain any riparian habitat or other sensitive natural community, and the project would not impact the riparian habitat or other sensitive natural community. Therefore, impacts on riparian habitat or other sensitive natural communities would be **less than significant**, and this issue will not be further analyzed in the EIR.

c) ***Would the proposed project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

The district area has been substantially disturbed, and current development primarily consists of vacant land and/or oil production uses, and to a lesser extent industrial, commercial, retail,

public facilities, and residential land uses. The National Wetlands Mapper identified the nearest wetland habitat as a freshwater emergent wetland approximately 1.15 miles west of the western portion of the district area (USFWS 2025b). In addition, a freshwater pond is identified within the National Wetlands Mapper at Willow Springs Park, which is outside of the district area. No wetlands or riverine habitats exist within the district area. Development pursuant to the proposed project would occur within the district area. Therefore, the proposed project would not have a substantial adverse effect on protected wetlands, and **no impact** would occur, and this issue will not be further analyzed in the EIR.

d) ***Would the proposed 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?***

Based on the CDFW BIOS6 data viewer, the district area is not within a California essential habitat connectivity area, and does not include interstate connections, natural landscape blocks, small natural areas, core reserves and corridors, connectivity cores, or vegetation nature reserves. The district area is a terrestrial connectivity rank 1, Limited Connectivity Opportunity, representing the lowest ranking for the movement of species and ecological processes across the landscape (CDFW 2026b). No federally designated critical habitat exists in the district area or in the vicinity of the district area (USFWS 2026a). The district area is in an urbanized area within the City of Signal Hill and is surrounded by a mix of residential, commercial, and industrial uses. The Overlay Zoning District is characterized by urban development and currently consists primarily of vacant land and oil production uses, and to a lesser extent industrial, commercial, retail, public facilities, and residential land uses. The built-out portions of the district area and its surroundings are dominated by buildings and other structures, pavement, and ornamental vegetation such as turf grass, trees, and shrubs. However, construction of future development projects may result in the removal of existing trees, vegetation, or structures that could impact migratory wildlife species. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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

The City of Signal Hill does not include any goals and polices protecting biological resources. However, the City municipal code establishes standards for the planting, removal, replacement, and maintenance of all City street trees in accordance with tree species (Chapter 12.05, Tree Planting Standards). Construction of future development projects may result in the removal of existing trees, and vegetation within the public right-of-way and private properties. If future development projects plan to plant, remove, replace, and alter any City street trees they would be subject to comply with Chapter 12.05, Tree Planting Standards. Therefore, the proposed project and future development projects would result in **no impact**, and this issue will not be further analyzed in the EIR.

f) ***Would the proposed 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?***

The district area is not located within an identified HCP/NCCP (CDFW 2026a). Therefore, future development pursuant to the proposed project would not impact any HCP/NCCP, or other approved local, regional, or state conservation plans. Therefore, **no impact** would occur, and this issue will not be further analyzed in the EIR.

V. Cultural Resources

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐

DISCUSSION

a) ***Would the proposed project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?***

Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered "historically significant" if it meets one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;

3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
4. Has yielded, or may be likely to yield, information important in prehistory or history.

The Overlay Zoning District is characterized by urban development and currently consists primarily of vacant land and oil production uses, and to a lesser extent industrial, commercial, retail, public facilities, and residential land uses. The district area is characterized by urban development and ongoing or historical oil production activities that have disturbed the district area. Although there are no sites within the district area that are listed or eligible for listing in the California Register of Historical Resources or the National Register of Historic Places, the Environmental Resources Element of the Signal Hill General Plan includes oil development (and historical structures) as historical resources (OPH 2026; NPS 2026; Signal Hill 1986). Thus, the potential to encounter historical resources exist.

While the Overlay Zoning District would not directly approve any development projects, development pursuant to the proposed project could have the potential to disturb a historical resource. Additional analysis is required to determine whether historic resources exist on or around the district area and whether the identified resources would be disturbed by construction of future development projects. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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

Although the district area is characterized by urban development and ongoing or historical oil production activities which have disturbed underlying soils, portions of the district area are currently vacant. Thus, the potential to encounter archaeological resources exist. While the Overlay Zoning District would not directly approve any development projects, development pursuant to the proposed project could have the potential to disturb archaeological resources. Additional analysis is required to determine whether archaeological resources exist on or around the district area and whether the identified resources would be disturbed by construction of future development projects. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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

Although the district area is characterized by urban development and ongoing or historical oil production activities which have disturbed underlying soils, portions of the district area are currently vacant. Thus, the potential to encounter human remains exist. The proposed project

would not directly result in any ground disturbing activities. However, development pursuant to the proposed project could result in ground-disturbing activities within the district area, and human remains could be encountered during excavation and grading activities.

In the unlikely event that human remains are encountered during ground-disturbing activities, California Health and Safety Code Section 7050.5 requires that disturbance of the site shall halt and remain halted. The County Coroner shall investigate the circumstances, manner, and cause of any death and recommend the treatment and disposition of the human remains to the person responsible for the excavation or to his or her authorized representative, in the manner provided in Section 5097.98 of the California Public Resources Code. The coroner is required to make a determination within two working days of being notified of the discovery of the human remains. If the coroner determines that the remains are not subject to his or her authority or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the NAHC, who will contact the "most likely descendant." The most likely descendant shall receive access to the discovery and will provide recommendations or preferences for treatment of the remains within 48 hours of accessing the discovery site. Disposition of human remains and any associated grave goods, if encountered, shall be treated in accordance with procedures and requirements in Sections 5097.94 and 5097.98 of the Public Resources Code; Section 7050.5 of the California Health and Safety Code; and CEQA Guidelines Section 15064.5.

While unlikely, any accidental discovery of human remains during construction of future development projects would be required to comply with all applicable laws and regulations establishing the proper handling of human remains. Compliance with these laws and regulations would ensure that construction of future development projects would result in a **less-than-significant impact**, and this issue will not be further analyzed in the EIR.

VI. Energy

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐

DISCUSSION

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

Development pursuant to the proposed project would require energy use to power the construction equipment. The energy use would vary during the construction of development pursuant to the proposed project; the majority of construction equipment would be gas or diesel powered and could require electricity-powered equipment for interior construction and architectural coatings. Transportation energy use depends on the type and number of trips, vehicle miles traveled (VMT), fuel efficiency of vehicles, and travel mode. Transportation energy use during future construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. Impacts related to energy use during future construction are **potentially significant** and will be analyzed further in the EIR.

The existing land uses within the overlay district area consist primarily of vacant land and/or oil production. Industrial land uses are the second most prevalent, followed by commercial/retail uses and office uses. A limited number of existing residential uses are interspersed along portions of the eastern and southeastern boundaries of the district area. Implementation of the proposed project would allow for commercial, office, residential, and research and development land uses. As a result, the demand for electricity, natural gas, and transportation energy could increase. Therefore, impacts related to energy use during operation would be potentially significant and will be analyzed further in the EIR. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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

Implementation of the proposed project would redevelop the district area and would allow for commercial, office, residential, and research and development land uses. The proposed project has the potential to conflict with a state or local plan for renewable energy or energy efficiency. Therefore, this impact would be potentially significant. Consistency with the energy-related goals and actions will be further analyzed in the EIR. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

VII. Geology and Soils

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☒	☐	☐
ii) Strong seismic ground shaking?	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐
iv) Landslides?	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐
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?	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐

DISCUSSION

a) ***Would the proposed project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:***

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

Fault Rupture

An active fault, for the purposes of the Alquist-Priolo Act, is one that has ruptured in the last 11,000 years (DOC 2026c). Based on the California Department of Conservation (DOC) fault activity map of California, portions of the district area are within an Alquist-Priolo Earthquake Fault Zone (DOC 2026d). Therefore, this impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

Seismic Shaking

The district area, like most areas in California, is subject to ground movement associated with earthquakes along the active faults. The degree of ground shaking and earthquake-induced damage is dependent on multiple factors, such as distances to causative faults, earthquake magnitudes, and expected ground accelerations. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

Liquefaction

Liquefaction refers to loose, saturated sand or gravel deposits that lose their load-supporting capability when subjected to intense shaking. Liquefaction potential varies based upon three main contributing factors:

- Cohesionless, granular soils having relatively low densities (usually of Holocene age).
- Shallow groundwater (generally less than 50 feet).
- Moderate to high seismic ground shaking.

Cohesionless and granular soils are sand or gravel, typically with little or no clay content. Soil liquefaction generally occurs in submerged granular soils and non-plastic silts during or after

strong ground shaking. As identified by Figure 3-1, *Seismic Hazards*, the district area contains lands subject to liquefaction hazards and contains undeveloped land with liquefaction potential. Therefore, this impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

Landslides

As seen in Figure 3-1, the district area does not contain lands subject to landslide movement hazard and is not identified as undeveloped land with landslide potential (Signal Hill 2016). Furthermore, the California Department of Conservation (DOC) fault activity map of California did not identify the district area as within a landslide zone (DOC 2026d). Therefore, the potential for landslides to occur on the district area or be caused by the proposed project is low. Therefore, impacts would be **less than significant,** and this issue will not be further analyzed in the EIR.

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

Construction activities associated with future development pursuant to the proposed project (grading, excavation) may disturb soils, especially in areas without prior development or where redevelopment is necessary. If not properly managed, this could lead to erosion and loss of topsoil. However, projects disturbing one acre or more would be required to obtain coverage under the Construction General Permit (CGP) and prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) containing best management practices (BMP) designed to minimize erosion and sediment transport. In addition, Chapter 12.16, Storm Water/Urban Runoff, of the Signal Hill Municipal Code requires implementation of construction-phase BMPs to reduce pollutants in stormwater runoff and prevent the discharge of sediment to the municipal storm drain system. Compliance with these regulatory requirements would minimize the potential for substantial on-site or off-site erosion and siltation. Impacts would be **less than significant**, and no further analysis is required in the EIR.

c) ***Would the proposed 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?***

As discussed in Section VII(a), the potential for liquefaction was determined to be potentially significant. At the time of preparation of this Initial Study, a geotechnical report is being prepared for the proposed project. The geotechnical report evaluates the subsurface conditions of the district area and provides recommendations or mitigation measures for development pursuant to the proposed project. The geotechnical report for the proposed project would evaluate the district areas potential for lateral spreading, subsidence and collapse. This impact is **potentially significant** and will be analyzed in the EIR with a geotechnical report prepared for the proposed project, and mitigation measures will be identified as necessary.

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

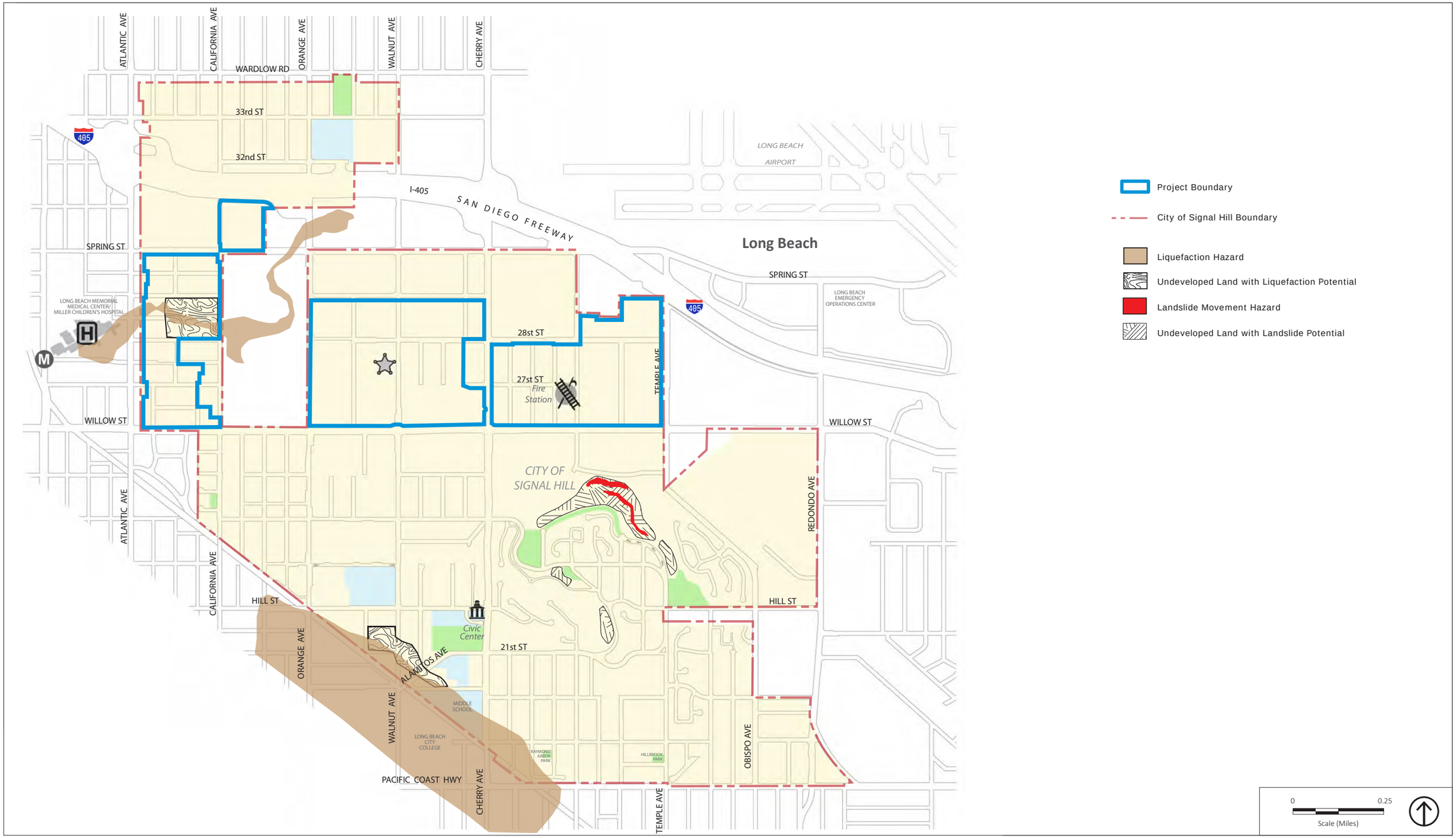
At the time of preparation of this Initial Study, a geotechnical report is being prepared for the proposed project. The geotechnical report evaluates the subsurface conditions of a district area and provides recommendations or mitigation measures for development pursuant to the proposed project. The geotechnical report for proposed project would evaluate the district areas potential for expansive soil. Due to the current unknown condition of subsurface conditions, this impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary**.**

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

The proposed project would not require the installation or use of a septic tank or alternative wastewater disposal system. The proposed project would connect to the city's existing water provider's systems. Therefore, **no impact** would occur, and this issue will not be further analyzed in the EIR.

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

Paleontological resources or fossils are remains of ancient plants and animals that can provide scientifically significant information about the history of life on Earth. This sensitivity is determined by rock type, the history of the geologic unit in producing significant fossils, and fossil localities that are recorded from that unit. Areas of the district area are vacant and undeveloped, and construction of future development projects in these areas would require ground disturbing activities which could disturb unknown paleontological resources. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary**.**



Source: City of Signal Hill 2016.

Figure 3-1
Seismic Hazards

This page intentionally left blank.

VIII. Greenhouse Gas Emissions

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐

DISCUSSION

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

Global climate change is not confined to a particular project site and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly. The issue of global climate change is thus, by definition, only a cumulative environmental impact. The proposed project would promote development within the district area and generate GHG emissions from future construction activities, increased energy consumption, vehicle trips, and other operational sources. The EIR will evaluate the potential for the proposed project to generate a substantial increase in GHG emissions, and mitigation measures will be incorporated as necessary. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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

CARB's Scoping Plan is California's GHG reduction strategy to achieve the state's GHG emissions reduction target, established by AB 32, SB 32, and AB 1279 (CARB 2022). In addition, SB 375, the Sustainable Communities and Climate Protection Act of 2008, was adopted by the legislature to reduce per capita VMT and associated GHG emissions from passenger vehicles. The Southern California Association of Governments adopted the 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy, Connect SoCal, in April 2024. Connect SoCal is a long-term plan for Southern California region that details the development, integrated management,

and operation of transportation systems and facilities that will function as an intermodal transportation network for the Southern California Association of Governments' metropolitan planning area (SCAG 2024).

Development pursuant to the proposed project would generate GHG emissions within the region in addition to generating new vehicle trips and VMT. As a result, the proposed project has the potential to conflict with GHG reduction targets of CARB's Scoping Plan and the VMT reduction goals of the Connect SoCal Plan, and impacts are potentially significant. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary

IX. Hazards and Hazardous Materials

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐
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?	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐
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 or excessive noise for people residing or working in the project area?	☐	☒	☐

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒

DISCUSSION

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

The proposed project does not include the construction of any new development. However, development pursuant to the proposed project would include construction-related activities. Future development projects would also be required to address site-specific environmental conditions, including potential soil contamination, the presence of active or abandoned oil wells, methane and other soil gas hazards, and existing petroleum-related infrastructure. The operation of development pursuant to the proposed project would also utilize varying amounts and a range of hazardous materials based on designated land uses. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary**.**

b) ***Would the proposed 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?***

Construction of future development projects would involve grading, excavation, and construction of new buildings. There is potential for hazardous materials to spill or to create hazardous conditions during accidental conditions, and although site conditions may vary, construction activities near active oil wells could disturb oil wells or pipelines. Therefore, this impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary**.**

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

The district area does not contain any school campuses or a proposed school site. However, Westerly School of Long Beach and the childcare center at the Burroughs Elementary School are approximately 0.1 mile east and 0.22 mile northeast of the district area, respectively. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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

As discussed in Section XI(b), the district area contains ongoing and historical oil production activities, and development pursuant to the proposed project could be on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and has the potential to create a hazard to the public or the environments. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary**.**

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 proposed project result in a safety hazard or excessive noise for people residing or working in the project area?***

The nearest boundary of the Overlay Zoning District is approximately 1,500 feet south of the nearest runway at Long Beach Airport. However, neither the city nor the Overlay Zoning District lies within the Airport Influence Area identified by the Los Angeles County Airport Land Use Commission (ALUC). Similarly, airport runway protection zones, the inner safety zones, and the 65 CNEL noise contour do not extend into the city or the Overlay Zoning District.

The Long Beach Airport has a strict noise ordinance that currently limits the number of daily commercial flights to 58. According to the land-use compatibility zones established by the ALUC, the district area is also outside of zones regulated for aircraft-crash hazards or structure-height restrictions designed to prevent airspace obstructions (LA County ALUC 2026).

Accordingly, development pursuant to the proposed project would not result in aviation-related safety hazards or expose workers or future occupants to excessive aircraft-related noise. Therefore, impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

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

The proposed project would establish an Overlay Zoning District that permits a wider variety of land uses and development types through a draft amendment to the Zoning Ordinance. The

locations within the Overlay Zoning District are well served by regional and local access routes. Major arterial roadways serving the district area are Willow Street, Atlantic Avenue, Cherry Avenue, and Spring Steet. Regional access to the district area is provided by I-405 and I-710. SR-19, located east of the district area, provides additional north-south regional access, and SR-1 runs east-west along the southern boundary of the City. This roadway network supports regional emergency access and evacuation. A map of evacuation routes is provided in Figure 2 of the City's Safety Element (Signal Hill 2016).

Construction of future development projects could result in temporary land closures or minor access modifications associated with equipment staging or deliveries. However, these activities would be temporary in nature and managed in accordance with traffic control plans reviewed and permitted by the City. Emergency vehicle access would be maintained at all times.

Operation of the proposed project would not involve the removal or obstruction of public streets or intersections, nor would it otherwise impede regional or local access. The proposed project would comply with Signal Hill Municipal Code Chapter 15.08 (Fire Code), which adopts the Los Angeles County Fire Code. The code establishes emergency preparedness requirements, including fire safety and evacuation plans, hydrant spacing, and fire-flow requirements

The Signal Hill Emergency Operations Plan (EOP) provides detailed guidance to emergency service providers and City staff regarding actions necessary to ensure the City's preparedness for disaster and identifies critical facilities within the city. The EOP is implemented through the Operations Division of the Signal Hill Police Department. Fire protection services in Signal Hill are provided by contract with the Los Angeles County Fire Department (LACoFD). Primary emergency response services are provided by Fire Station No. 60 at 2300 E. 27th Street in the Overlay Zoning District. Signal Hill's emergency management programs comply with the federal National Incident Management System and the state's Standardized Emergency Management System.

The City's Hazard Mitigation Plan (HMP) supplements the City's EOP by identifying potential hazards and establishing mitigation strategies intended to reduce the risk of loss of life and property (Signal Hill 2025a). The five primary hazards identified in the HMP are earthquakes, landslides, windstorms, drought, and flooding. The HMP also evaluates risks to critical and essential facilities throughout the city and identifies mitigation measures intended to reduce those risks.

In summary, the proposed project would not impair implementation or physically interfere with any adopted emergency response or evacuation plan, and impacts would be **less than significant**. This issue will not be further analyzed in the EIR.

g) ***Would the proposed project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?***

The district area is located within a relatively flat, built-out portion of the City and is not located within or adjacent to a Very High Fire Hazard Severity Zone (FHSZ), as designated by the California Department of Forestry and Fire Protection (CAL FIRE). According to CAL FIRE mapping, the surrounding jurisdictions of Long Beach, Carson, Lakewood, and Los Alamitos are similarly not within designated fire hazard zones. The nearest Very High FHSZs are approximately 8.7 miles to the southwest in the cities of Rancho Palos Verdes and Rolling Hills Estates (CAL FIRE 2026).

Due to the district area's urbanized character, lack of proximity to wildland areas, and absence of natural vegetation capable of sustaining wildfire spread, development pursuant to the proposed project would not expose people or structures to wildland fire risk. Furthermore, the district area is served by the LACoFD, which provides adequate urban fire protection services and emergency response capabilities. Therefore, **no impact** would occur, and this issue will not be further analyzed in the EIR.

X. Hydrology and Water Quality

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐
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: i) result in a substantial erosion or siltation on- or off-site;	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐
iv) impede or redirect flood flows?	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐

DISCUSSION

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

The district area is in Los Angeles County, which is within the jurisdiction of the Los Angeles RWQCB (SWRCB 2026). The Los Angeles RWQCB prepares and maintains a basin plan that identifies narrative and numerical water quality objectives to protect all beneficial uses of the waters within their jurisdiction. The basin plan is intended to achieve the identified water quality objectives through implementation of waste discharge requirements and by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

As shown in Figure 2-4, the district area is characterized by urban development and currently consists primarily of vacant land and oil production uses, and to a lesser extent industrial, commercial, retail, public facilities, and residential land uses. Future development pursuant to the proposed project would allow for a broader range of land uses, including commercial and residential development, within the district area. As a result, construction and operation of future development under the proposed project could generate pollutants of concern, including sediment from soil disturbance, trash and debris, petroleum products, concrete waste (wet and dry), sanitary waste, paints, solvents, and other construction and operational-related chemicals. Individually or collectively, these pollutants could adversely affect surface water and groundwater quality if improperly managed.

Construction

Construction activities associated with future development would involve grading and excavation, which would expose soils and increase the potential for erosion, sedimentation, and pollutant transport in stormwater runoff compared to existing conditions. In addition, accidental spills or leaks of fuels, lubricants, concrete washout, paints, solvents, and other hazardous materials could be conveyed through storm drain systems to downstream receiving waters.

Runoff would be controlled through regulatory requirements, including the waste discharge requirements and the National Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Los Angeles RWQCB and may set discharge limitations or other discharge provisions.

Future development that would disturb more than one acre of soil would be required to comply with the NPDES CGP. Compliance with the CGP would require preparation and implementation of a SWPPP that identifies potential pollutant sources and incorporates BMPs to minimize erosion, sedimentation, and pollutant discharges during construction activities.

Operation

Operational activities associated with future commercial, industrial, and residential uses could also increase impervious surfaces and urban runoff pollutants, including oils, grease, metals, nutrients, trash, and hazardous materials associated with ongoing site operations. Future development facilitated by the proposed project would be required to comply with applicable municipal code requirements, including stormwater management and water quality regulations intended to reduce pollutant discharges to receiving waters.

The Signal Hill Municipal Code, Chapter 12.16, Storm Water/Urban Runoff, contains requirements for post-construction stormwater activities and facility operations of development and redevelopment projects to comply with the current Municipal Separate Storm Sewer System (MS4). In part, adherence requires integrating low-impact development (LID) design principles to lessen the water quality impacts of development through biofiltration, evapotranspiration, and rainfall harvest. Specifically, a LID plan would be required for each future individual development project to demonstrate compliance with the provisions of the municipal code (Section 12.16.114, New Development/Redevelopment Pollutant Reduction).

Future industrial uses that meet the applicability criteria of the State Water Resources Control Board's Industrial General Permit (IGP) would be required to obtain permit coverage and prepare and implement an operational SWPPP. The SWPPP would identify potential pollutant sources associated with industrial activities and establish BMPs, monitoring requirements,

inspection procedures, and corrective actions to minimize pollutant discharges in stormwater runoff.

In addition, certain commercial and industrial uses that handle hazardous materials above regulatory thresholds would be required to prepare and implement a Hazardous Materials Business Plan (HMBP), which includes procedures for the safe handling, storage, and emergency response for hazardous substances to reduce the potential for accidental releases that could adversely affect surface water and groundwater quality (LACoFD 2009).

Although the proposed project would facilitate future development and intensification of land uses that could affect surface water and groundwater quality, compliance with applicable MS4 and City municipal code requirements, CGP requirements, implementation of project-specific LID measures, preparation of HMBPs where required, and compliance with the IGP for applicable industrial uses would reduce the potential for pollutant discharges and violations of water quality standards or waste discharge requirements. Therefore, impacts would be **less than significant,** and this issue will not be further analyzed in the EIR.

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

The City's water supply sources include groundwater, imported water, and recycled water. In 2020, the City's potable water supply was approximately 97 percent groundwater and 3 percent imported water. Primary sources of water to the City include groundwater pumped from the Central Basin of the Los Angeles Coastal Plain Groundwater Basin through City-owned and operated wells, including Well No. 7, Well No. 8, and Well No. 9 (Signal Hill 2026c). Well No. 9 is in the Public Works yard on 28th Street, just east of Cherry Avenue, north of the eastern portion of the district area.

The district area is currently developed with existing urban uses, including industrial and oil-related development. Conversion of the district area to urban uses under the proposed project would modify existing surface conditions and would result in a net increase in impervious surfaces within the district area. However, development pursuant to the proposed project may increase impervious surfaces in some areas while potentially reducing them in others, depending on final site design at specific project sites. The net increase in impervious surfaces could result in localized reductions in infiltration and groundwater recharge. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary**.**

c) ***Would the proposed project 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:***

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

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

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

iv) impede or redirect flood flows?

i) Construction activities pursuant to the proposed project may disturb soils, especially in areas without prior development. If not properly managed, this could lead to erosion and sediment being carried off site. However, projects disturbing one acre or more would be required to obtain coverage under the CGP and prepare and implement a SWPPP containing BMPs designed to minimize erosion and sediment transport. In addition, Chapter 12.16, Storm Water/Urban Runoff, of the Signal Hill Municipal Code requires implementation of construction-phase BMPs to reduce pollutants in stormwater runoff and prevent the discharge of sediment to the municipal storm drain system.

Future development under the proposed project would be required to comply with the City's MS4 permit requirements which include post-construction stormwater controls. These controls include LID measures and source control BMPs. These requirements would help reduce impacts from flood flows associated with urban development. Compliance with these regulatory requirements would minimize the potential for substantial on-site or off-site erosion and siltation. Therefore, impacts would be **less than significant,** and this issue will not be further analyzed in the EIR**.**

ii) Future development could increase impervious surface coverage and could alter existing drainage patterns, potentially increasing the rate and volume of stormwater runoff. Future development facilitated by the proposed project would be subject to project-specific review by the City of Signal Hill, including evaluation of drainage and stormwater management requirements. As part of this review process, hydrology and drainage analyses are required to evaluate existing and proposed runoff conditions, drainage patterns, storm drain capacity, and potential flooding effects. Future development under the proposed project would be required to comply with Chapter 12.16, Storm Water/Urban Runoff, of the Signal Hill Municipal Code, which requires implementation of LID measures and stormwater management practices to reduce runoff. However, because the proposed project would facilitate additional development that could substantially increase the rate or amount of surface runoff, the EIR will further evaluate whether this increase would result in flooding on- or off-site. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary**.**

iii) Future development facilitated by the proposed project could increase stormwater runoff volumes and pollutant loading. Future development projects would be subject to project-specific review to evaluate the adequacy of existing and planned storm drainage infrastructure and identify any necessary drainage improvements.

The Signal Hill Municipal Code, Chapter 12.16, Storm Water/Urban Runoff, establishes requirements for post-construction stormwater controls and ongoing facility operations for development and redevelopment projects to comply with the MS4 permit. Compliance with Chapter 12.16 requires incorporation of LID design principles and stormwater control measures intended to reduce runoff volumes

Future development under the proposed project could result in increases in runoff volume and pollutant loading, and the adequacy of downstream conveyance capacity and planned storm drain infrastructure must be confirmed. Therefore, the EIR will further evaluate whether implementation of the proposed project could exceed the capacity of existing or planned storm drainage systems or create substantial additional sources of polluted runoff. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary**.**

iv) The proposed project would facilitate development within the existing urbanized district area. The proposed project does not propose levees, flood control facilities, channels, or other structures that would obstruct, divert, or redirect flood flows. In addition, the district area is not located within a mapped Federal Emergency Management Agency (FEMA) Special Flood Hazard Area or regulatory floodway (FEMA 2026). Therefore, implementation of the proposed project would not impede or redirect flood flows or expose adjacent properties to flooding hazards. Therefore, impacts would be **less than significant,** and this issue will not be further analyzed in the EIR**.**

d) ***In flood hazard, tsunami, or seiche zones, would the proposed project risk release of pollutants due to project inundation?***

Development pursuant to the proposed project would result in a net increase impervious surfaces within the district area, which would reduce on-site infiltration and increase surface runoff. However, the district area is not located within a mapped FEMA flood hazard zone (FEMA 2026).

A tsunami is a long-period ocean wave generated by seismic activity, while a seiche is an oscillation of water in an enclosed or partially enclosed body of water, such as reservoirs or harbors. The district area is located approximately three miles north of the Pacific Ocean. Given the district area's elevation, distance from the coastline, and intervening urban development, tsunami inundation risk at the district area is considered very low. Similarly, the potential for seiche impacts is limited to nearby water bodies with sufficient fetch and confinement, and there are no major reservoirs or enclosed water bodies adjacent to the district area that would

reasonably expose the district area to seiche-related flooding. The City of Signal Hill's Local HMP similarly identifies tsunami and seiche hazards as low-risk conditions for the community (Signal Hill 2025a).

In addition, no dam inundation zones have been identified within the district area, and upstream reservoir operations do not present a credible risk of inundation at the project site (DWR 2026). Therefore, the project site is not located within any mapped flood, tsunami, seiche, or dam inundation hazard zone.

Because the district area is not subject to significant inundation risk from these hazards, the potential for release of pollutants due to flooding or inundation is considered minimal. Therefore, impacts would be **less than significant,** and this issue will not be further analyzed in the EIR**.**

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

The district area is in the Central Basin of the Los Angeles Coastal Plain Groundwater Basin, an adjudicated groundwater basin subject to court-established pumping rights and ongoing management under the Central and West Coast Basin adjudications. Groundwater resources are managed through the basin adjudication framework, coordinated groundwater management practices, and where applicable, groundwater sustainability planning efforts under California's Sustainable Groundwater Management Act. In addition, the district area is subject to the Water Quality Control Plan for the Los Angeles Region administered by the Los Angeles RWQCB.

Construction and operation under the proposed project could result in pollutant discharges associated with grading, excavation, stormwater runoff, hazardous materials use and increased urban development within the district area. Future development facilitated by the proposed project could also increase groundwater demand and reduce localized groundwater recharge through the addition of impervious surfaces.

However, future development pursuant to the proposed project would be required to comply with all applicable federal, state, and local water quality and groundwater protection requirements. Construction activities disturbing one acre or more would be required to obtain coverage under the CGP and prepare and implement a SWPPP incorporating BMPs to control erosion, sedimentation, and pollutant discharges. Industrial facilities, where applicable, would be required to obtain coverage under the IGP and implement SWPPPs to control operational stormwater discharges. Additionally, the Signal Hill Municipal Code, Chapter 12.16, implements the City's MS4 permit requirements and requires compliance with post-construction stormwater controls, including LID design standards, source control measures, and pollutant reduction requirements for new development and redevelopment (Signal Hill Municipal Code Section 12.16.114). These requirements are intended to reduce pollutant loading, manage runoff

volumes, and protect receiving waters consistently with the Basin Plan's water quality objectives.

Compliance with these requirements would ensure that future development under the proposed project would not conflict with or obstruct implementation of an applicable water quality control plan or sustainable groundwater management plan. Therefore, impacts would be **less than significant,** and this issue will not be further analyzed in the EIR

XI. Land Use and Planning

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?	☐	☒	☐
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?	☒	☐	☐

DISCUSSION

a) *Would the proposed project physically divide an established community?*

Physically dividing an established community can occur through infrastructure projects (e.g., highways, regional flood channels, railroads, etc.) or removing access to existing communities. The proposed project encompasses approximately 263 acres, of which 48 percent is currently vacant or used for oil production, while industrial uses account for an additional 34 percent of the district area. There is a total of 5 single-family residential units and 40 multifamily units, all in the southwestern corner of the district area. Future residential communities would also be created by SP-7 and SP-24 (see Figure 2-3 for locations of these specific plan areas).

Development pursuant to the proposed project would shift land uses from industrial and oil-related uses to commercial, office, residential, and research and development land uses. Although the proposed project would assist in the development of future communities, the existing residential units, SP-7, and SP-24 would not be affected. Future development would neither disrupt an established community, nor encroach upon adjacent established neighborhoods. In addition, development pursuant to the proposed project would not remove access to existing communities. Therefore, the proposed project would have a **less-than-significant impact**. This issue will not be further analyzed in the EIR.

b) ***Would the proposed project 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?***

The proposed project would require a zoning ordinance amendment that would establish an Overlay Zoning District that permits a wider variety of uses and types of development, provides additional flexibility, and promotes market-driven development with the intent to incentivize redevelopment. Because the establishment of the Overlay Zoning District includes rezoning and a General Plan Amendment, further analysis regarding the consistency of the proposed project with applicable land use plans, policies, or regulation is needed. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary**.**

XII. Mineral Resources

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	☒	☐	☐
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?	☒	☐	☐

DISCUSSION

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

In 1975, the state legislature adopted the Surface Mining and Reclamation Act, which designated mineral resources zones (MRZ) of statewide or regional importance. The classifications used to define MRZs are:

- **MRZ-1:** Areas where available geologic information indicates that little likelihood exists for the presence of significant mineral resources.

- **MRZ-2a:** Areas underlain by mineral deposits where geologic data indicate that significant measured or indicated resources are present. MRZ-2 is divided on the basis of both degree of knowledge and economic factors. Areas classified MRZ-2a contain discovered mineral deposits that are either measured or indicated reserves as determined by such evidence as drilling records, sample analysis, surface exposure, and mine information. Land included in the MRZ-2a category is of prime importance because it contains known economic mineral deposits.
- **MRZ-2b:** Areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present. For this report, areas classified MRZ-2b contain discovered mineral deposits that are significant inferred resources as determined by their lateral extension from proven deposits or their similarity to proven deposits. Further exploration work could result in upgrading areas classified MRZ-2b to MRZ-2a.
- **MRZ-3:** Areas containing mineral deposits the significance of which cannot be evaluated from available data.
- **MRZ-4:** Areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources.

The district area is in MRZ-3, which indicates that the presence of significant mineral resources is unlikely (DOC 1994). However, portions of the district site contain ongoing or historical oil production activities, colloquially known as the “oil patch” because most of the oil extraction wells still active in the city are in this area. The Environmental Resources Element of the Signal Hill General Plan identifies oil or petroleum as a local resource in which careful planning for the future and preservation of surface access to oil reserves are encouraged (Signal Hill 1986).

Adoption of the Overlay Zoning District would not directly result in any development. However, development pursuant to the proposed project could result in the loss of known mineral resources. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary**.**

b) ***Would the proposed 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?***

The district area is in MRZ-3, which indicates that the presence of significant mineral resources is unlikely (DOC 1994). As discussed in Section XII(a), the Environmental Resources element of the Signal Hill General Plan identifies oil or petroleum as a local resource (Signal Hill 1986). Development pursuant to the proposed project could result in the loss of known mineral resources within a local general plan, specific plan, or other land use plan. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary**.**

XIII. Noise

Would the project result in:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
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?	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐
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?	☐	☒	☐

DISCUSSION

a) ***Would the proposed project result in the 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?***

Development of future projects pursuant to the proposed project would result in construction, including demolition of existing buildings/facilities, and future operational activities that would generate noise and may expose sensitive land uses to noise levels in excess of the noise standards. Short-term construction of future development projects could elevate ambient noise levels at nearby noise-sensitive receptors in the district area's vicinity.

Long-term operation of development pursuant to the proposed project could result in long-term noise impacts if related noise sources substantially increase noise levels in the vicinity of the district area at levels that exceed thresholds identified by the City of Signal Hill Municipal Code at off-site sensitive receptors. The Signal Hill Municipal Code Section 9.16.010 prohibits unnecessary, excessive, and annoying noises from all sources. Operational noise sources

resulting from development pursuant to the proposed project could include heating, ventilation, and air conditioning (HVAC) systems; parking lots; loading docks; and other stationary sources. Therefore, temporary and long-term noise as a result of development of future projects pursuant to the proposed project are potentially significant. Impacts associated with temporary construction-related noise levels and long-term operational noise levels will be further analyzed in the EIR. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

b) ***Would the proposed project result in the generation of excessive groundborne vibration or groundborne noise levels?***

Construction of future development projects can generate varying degrees of groundborne vibration, depending on the specific activities and equipment (e.g., pile drivers, jackhammers, dozers, haul trucks) used. Construction equipment can generate vibrations that spread through the ground and diminish with distance from the vibration source. The effect on buildings and sensitive receptors in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to architectural damage at the highest levels. There are sensitive receptors within and adjacent to the district area that could be affected by construction-related groundborne vibration generated by construction of future development projects. The EIR will further evaluate the proposed project's potential to result in the generation of excessive groundborne vibration or noise levels.

Operation-related groundborne vibration or noise from development pursuant to the proposed project could generate notable sources of vibrational energy associated with the uses permitted by the proposed overlay zones. Therefore, impacts related to vibration during operation would be potentially significant and will be analyzed further in the EIR. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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 proposed project expose people residing or working in the project area to excessive noise levels?***

The nearest boundary of the Overlay Zoning District is approximately 1,500 feet south of the nearest runway at Long Beach Airport. However, neither the city nor the Overlay Zoning District lies within the Airport Influence Area identified by the Los Angeles County ALUC. Similarly, airport runway protection zones, the inner safety zones, and the 65 dBA CNEL noise contour do not extend into the city or the Overlay Zoning District. The proposed project would be outside of the 65 dBA CNEL for the Long Beach Airport (Los Angeles County 2026a). Further, the Long

Beach Airport has a strict noise ordinance that currently limits the number of daily commercial flights to 58. Therefore, implementation of the proposed project would not result in increased exposure of people working at or visiting the project site to aircraft noise. Impacts would be **less than significant,** and this issue will not be further analyzed in the EIR.

XIV. Population and Housing

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) Induce substantial unplanned 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)?	☒	☐	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☒	☐

DISCUSSION

a) ***Would the proposed project induce substantial unplanned 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)?***

The City of Signal Hill has an estimated population of 11,153 persons in 2025 (U.S. Census 2026). Development pursuant to the proposed project could result in a net increase of 2,497 new residents. This increase in new residents would account for an approximately 22.4 percent[2] increase in residents in Signal Hill. Therefore, this impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary**.**

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

There are 5 single-family residential units and 40 multifamily units within the district area, all of which are in the southwestern corner of the district area. All the existing residential units are

[2] (2,497 new residents ÷ 11,153 population) 100 percent = 22.388 percent

nonconforming with the current zoning and General Plan land use designation. Although the Overlay Zoning District would not directly result in any new development, development pursuant to the proposed project would result in a net increase of approximately 1,032 dwelling units. Development pursuant to the proposed project would not substantially impact or displace people or housing, necessitating the construction of replacement housing elsewhere, as future development would result in a substantial net increase in housing. Impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

XV. Public Services

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) 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:			
Fire protection?	☒	☐	☐
Police protection?	☒	☐	☐
Schools?	☒	☐	☐
Parks?	☒	☐	☐
Other public facilities?	☒	☐	☐

DISCUSSION

a) ***Would the proposed 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:***

Fire protection?

Fire protection and emergency services in the City of Signal Hill, including the district area, are provided by the LACoFD. LACoFD provides fire protection, emergency services, community and residential resources, fuel modification, urban search and recure, homeland security, hazardous material response, air operations, inspections, public information, and e fire prevention education (LACoFD 2026). The closest LACoFD fire station to the district area is Fire Station No. 60 at 2300 E. 27th Street within the eastern portion of the district area. Although the Overlay Zoning District would not directly result in any new development, development pursuant to the proposed project would result in a net increase of approximately 2,497 residents, 107,097 square feet, and 259 employees. The net increase in residents and non-residential land uses resulting from implementation of the proposed project would increase demand for fire protection services and could require additional personnel, equipment, or facilities to maintain established service ratios, response times, and other performance objectives. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

Police protection?

Police protection services in the City of Signal Hill, including the district area, are provided by the Signal Hill Police Department (SHPD). The closest SHPD station is within the district area at 2745 Walnut Avenue. Although the Overlay Zoning District would not directly result in any new development, development pursuant to the proposed project would result in a net increase of approximately 2,497 residents, 107,097 square feet, and 259 employees. The net increase in residents and non-residential land uses resulting from implementation of the proposed project would increase demand for police protection services and could require additional personnel, equipment, or facilities to maintain established service ratios, response times, and other performance objectives. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

Schools?

The Long Beach Unified School District (LBUSD) provides school services to the city and the district area. In Signal Hill, LBUSD has two elementary schools (Alvarado Elementary School and Signal Hill Elementary School), and one middle school (Jessie Elwin Nelson Academy). Although the Overlay Zoning District would not directly result in any new development, development pursuant to the proposed project would result in a net increase of approximately 2,497 residents. The net increase in residents resulting from implementation of the proposed project would increase demand for school services and could require additional personnel, equipment, or facilities to maintain established student teacher ratios, enrollment capacities, and other performance objectives. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

Parks?

Please refer to Section XVI, *Recreation*. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

Other public facilities?

Library services are provided by the Signal Hill Public Library at 1800 E. Hill Street. Although the Overlay Zoning District would not directly result in any new development, development pursuant to the proposed project would result in a net increase of approximately 2,497 residents. The net increase in residents resulting from implementation of the proposed project would increase demand for library services and could require additional personnel, equipment, or facilities to maintain performance objectives. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

XVI. Recreation

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) 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?	☒	☐	☐
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?	☒	☐	☐

DISCUSSION

a) ***Would the proposed 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?***

According to the City's 2021 Parks and Recreation Master Plan the City provides roughly 1.52 park acres per 1,000 population, which is less than the City's goal of 4 acres/1,000 population (Signal Hill 2021). Development pursuant to the proposed project would be subject to payment of park fees at $16.87/square foot for single-family dwelling units and $20.15/square foot for

multifamily dwelling units, while non-residential impact fees are calculated based on the specific type of land use, according to the 2026 Development Impact Fee Study (Signal Hill 2026d). This fee is intended to be used for the acquisition, improvement, and expansion of public parks and/or recreational facilities.

The proposed project would not directly approve any new development. However, development pursuant to the proposed project would result in a net increase of approximately 2,497 new residents to the district area, which would increase the use of existing neighborhood parks. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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

The proposed project would not directly approve any new development, including residential development. The proposed project does not include the construction or dedication of land for parks and recreational facilities. Development pursuant to the proposed project would be subject to payment to park fees per Section 21.40.030 of the Signal Hill Municipal Code, which would allow for acquisition, improvement, and expansion of public parks and/or recreational facilities in the city. However, development pursuant to the proposed project would result in a net increase of approximately 2,497 new residents to the district area which could result in the construction or expansion of recreational facilities. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

XVII. Transportation

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☒	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
d) Result in inadequate emergency access?	☐	☒	☐

DISCUSSION

a) *Would the proposed project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Although the Overlay Zoning District would not directly result in any new development, development pursuant to the proposed project would result in commercial, office, residential, and research and development land uses. Development pursuant to the proposed project would result in additional vehicular traffic in the area and city that could conflict with a program, plan, ordinance, or policy addressing the circulation system. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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

On September 27, 2013, SB 743 started a process that fundamentally changed transportation impact analyses as part of CEQA compliance. SB 743 eliminated auto delay, LOS, and other similar measures of vehicular capacity or traffic congestion as the sole basis for determining significant impacts under CEQA. As part of the current CEQA Guidelines, the criteria "shall promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses" is used (Public Resources Code Section 21099[b][1]). Pursuant to SB 743, the California Natural Resources Agency adopted revisions to the CEQA Guidelines on December 28, 2018. CEQA Guidelines Section 15064.3 describes how transportation impacts are to be analyzed after SB 743. Metrics related to VMT were required beginning July 1, 2020, to evaluate the significance of transportation impacts under CEQA for development projects, land use plans, and transportation infrastructure projects. State courts ruled that under the Public Resources Code Section 21099, subdivision (b)(2), "automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment" under CEQA, except for roadway capacity projects.

Although the Overlay Zoning District would not directly result in any new development, development pursuant to the proposed project would potentially result in additional miles

traveled. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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

Although the Overlay Zoning District would not directly result in any new development, development pursuant to the proposed project would result in commercial, office, residential, and research and development land uses. The proposed project would establish three Overlay Zones designating desired land uses, and development pursuant to the proposed project would be required to comply with the Overlay Zoning District. Additionally, surrounding land uses are characterized as urban development (mix of residential, commercial, industrial, and open space uses) and do not include incompatible uses that would include equipment or other slow-moving vehicles that may be traveling within or surrounding the district area. Thus, development pursuant to the proposed project would not result in incompatible land uses.

Construction of future development projects may result in new infrastructure such as roadways, intersections, driveways, and internal drive isles. New roadways or access points would be designed in accordance with technical resources, including but not limited to the City's street standards, the Federal Highway Administration's Manual on Uniform Traffic Control Devices, and the American Association of State Highway and Transportation Officials' Policy on Geometric Design of Highways and Streets. Prior to any construction-related activities in the district area, all new access points of future developmental projects would be reviewed and approved by the City. Impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

d) ***Would the proposed project result in inadequate emergency access?***

Although the Overlay Zoning District would not directly result in any new development, development pursuant to the proposed project would result in commercial, office, residential, and research and development land uses. Given that 48 percent of the district area contains vacant land and/or oil production uses, and the remaining area includes industrial, commercial, retail, public facilities, and residential land uses, development pursuant to the proposed project would require the City and LACoFD to establish new emergency vehicle access routes to serve the new development. New emergency vehicle access routes or fire lanes would be developed concurrent with future development to ensure adequate emergency access is maintained throughout implementation of development pursuant to the proposed project.

Construction of future development projects would require new site-specific fire lanes and supporting infrastructure in accordance with the fire and life safety standards of the City and LACoFD, such as those outlined in Signal Hill Municipal Code Chapter 15.08, Fire Code. In

addition, LACoFD would review site plans of development pursuant to the proposed project to ensure projects are compliant with applicable fire and safety policies. Review from the City's Department of Public Works would also be required for building plan check and traffic control plan review. During the building plan check and development review process, the City would coordinate with the LACoFD and Signal Hill Police Department to ensure that the necessary fire and emergency prevention and response features are incorporated into each future developmental project, and ensure adequate circulation and access is provided.

As discussed in Section IX(f), *Hazards and Hazardous Materials*, construction and operation of development under the proposed project would not impede regional or local emergency access. Any temporary road closures or minor access modifications associated with construction activities would be managed in accordance with traffic control plans reviewed and approved by the City. Furthermore, the proposed project would not impair implementation or physically interfere with any adopted emergency response or evacuation plan. Therefore, compliance with applicable regulatory requirements impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

XVIII. Tribal Cultural Resources

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) 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: i) 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 section 5020.1(k), or	☒	☐	☐

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
ii) 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 Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐

DISCUSSION

a) ***Would the proposed 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:***

i) 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 section 5020.1(k), or

As discussed under Section V(a), while the Overlay Zoning District would not directly approve any development projects, development pursuant to the proposed project development could have the potential to disturb a historical resource. Although there are no historical sites within the district area that are listed or eligible for listing in the California Register of Historical Resources, the Environmental Resources Element of the Signal Hill General Plan includes oil development (and historical structures) as historical resources (OPH 2026; Signal Hill 1986). However, with no listed historical resources identified by the California Register of Historical Resources in the district area, there are no historical resources associated with tribes and/or Native American settlements; thus, no known tribal cultural resources (TCR) are present within the district area.

While the potential historical resources may be associated with oil development, there also may have been prehistoric Native American settlement on or near the district area. Development pursuant to the proposed project may include ground disturbing activities which could result in the disturbance of unknown TCRs. This impact is **potentially**

significant and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

ii) 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 Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe

SB 18 establishes that the City shall conduct consultations with California Native American tribes that are on the contact list maintained by the Native American Heritage Commission for the purpose of preserving or mitigating impacts to places, features, and objects described in Sections 5097.9 and 5097.995 of the Public Resources Code that are located within the city or county's jurisdiction.

AB 52 requires meaningful consultation with California Native American tribes on potential impacts to TCRs, as defined in PRC Section 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that may be eligible or listed in the California Register of Historical Resources or local register of historical resources. As part of the AB 52 process, Native American tribes must submit a written request to the City of Signal Hill (lead agency) to be notified of projects within their traditionally and culturally affiliated area. The City must then provide written, formal notification to those tribes, and the tribe must respond to the lead agency within 30 days of receiving this notification if they want to engage in consultation on the project. When these steps are completed, the City must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either 1): the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource, or 2) a party, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached.

The City of Signal Hill sent a joint SB 18 and AB 52 consultation letter on May 21, 2026, to the Cahuilla Band of Indians; Gabrieleno Band of Mission Indians–Kizh Nation; Gabrieleno/Tongva San Gabriel Band of Mission Indians; Gabrielino Tongva Indians of California; Gabrielino/Tongva Nation; Gabrielino-Tongva Tribe; Juaneño Band of Mission Indians Acjachemen Nation–Belardes; Juaneño Band of Mission Indians Acjachemen Nation 84A; Morongo Band of Mission Indians; Santa Rosa Band of Cahuilla Indians; and Soboba Band of Luiseno Indians. Under AB 52, the initial consultation request window remained open until Monday, June 22, 2026.

The SB 18 and AB 52 consultation period shall continue, as determined necessary by the contacted tribes, during preparation of the EIR and may determine whether any TCRs have

been previously documented in this area. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

XIX. Utilities and Service Systems

Would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
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?	☒	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐
c) Result in a determination by the waste water 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?	☒	☐	☐
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?	☒	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☒	☐

DISCUSSION

a) ***Would the proposed 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?***

Water

As shown in Table 2-4, full buildout pursuant to the proposed project would result in a net increase of approximately 1,032 dwelling units and a shift in land use from existing industrial and oil-related uses to commercial, office, residential, and research and development land uses. Total employment would increase from 4,484 to 4,743 employees, a net increase of 259 employees. As a result, future development under the proposed project would increase overall water demand within the district area.

Water service within the City of Signal Hill is provided through the local municipal water system, which is supplied primarily by groundwater from the Central Basin of the Los Angeles Coastal Plain Groundwater Basin, supplemented by imported water (Signal Hill 2026c). The district is in an urban area, and future development under the proposed project would connect to existing water infrastructure, with extensions and upsizing of water distribution lines implemented as needed to serve future development. However, future development under the proposed project could result in the construction of new or expanded water infrastructure, which could result in a potential environmental impact. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

Wastewater

Wastewater conveyance and treatment services for the City of Signal Hill are owned and maintained by the Los Angeles County Sanitation District No. 29 (LACSD 2025). Future development pursuant to the proposed project would connect to existing sewer infrastructure where available, with potential upgrades, extensions, or capacity improvements to accommodate increased wastewater flows associated with new residential, commercial, office, and industrial development. Since future development pursuant to the proposed project would introduce new uses and more people to the district area, there is a possibility that this growth would result in the construction of new or expanded wastewater infrastructure, which could result in a potential environmental impact. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

Stormwater

The Overlay Zoning District is characterized by urban development and currently consists primarily of vacant land and oil production uses and, to a lesser extent, industrial, commercial, retail, public facilities, and residential land uses. It is currently served by a Los Angeles County Flood Control District storm drain system. Future development under the proposed project would increase impervious surface coverage in some areas, which could increase stormwater runoff volumes and peak flows. Future development pursuant to the proposed project would be required to comply with applicable NPDES requirements, including implementation of post-construction stormwater controls and LID standards. However, County and local storm drain

facilities may require modification or expansion to adequately convey increased runoff, which could result in construction-related environmental impacts. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

Electrical Power and Natural Gas

Electrical service within the City of Signal Hill is provided by Southern California Edison. Future development pursuant to the proposed project would connect to existing electrical infrastructure within and adjacent to the district area. Future development pursuant to the proposed project would incorporate energy-efficient design features, including LED lighting and compliance with the California Building Energy Efficiency Standards (Title 24, Part 6), which would help reduce long-term electricity demand. Natural gas service in the district area is provided by Long Beach Utilities (formerly, Long Beach Energy Resources). New or upgraded gas lines may be required to serve future development pursuant to the proposed project. Future development pursuant to the proposed project could result in the construction of electrical or natural gas infrastructure, which could result in a potential environmental impact. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

Telecommunications

Telecommunications services would be extended to the district area through connection to existing regional broadband and utility infrastructure. New on-site distribution lines and potential off-site extensions or upgrades may be required to serve full buildout conditions. Future development under the proposed project could result in the construction of telecommunications infrastructure, most of which would be through underground vaults and conduits, which could result in a potential environmental impact. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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

Buildout of the proposed project is evaluated at the 2050 planning horizon. As shown in Table 2-4, full buildout of the proposed project would result in a net increase of approximately 1,032 dwelling units and a shift in land use from existing industrial and oil-related uses to commercial, office, residential, and research and development land uses. As a result, future development under the proposed project would increase water demand within the district area beyond existing planned conditions. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

c) ***Would the proposed project result in a determination by the waste water 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?***

Wastewater collection and treatment services serving the City of Signal Hill are owned and operated by the Sanitation Districts of Los Angeles County (LACSD). The district area is within the A.K. Warren Water Resource Facility (Warren Facility). The Warren Facility provides both primary and secondary treatment for approximately 260 million gallons of wastewater per day (mgd) and has a total permitted capacity of 400 mgd (LACSD 2026a).

As shown in Table 2-4, full buildout of the proposed project would result in a net increase of approximately 1,032 dwelling units and a shift in land use from existing industrial and oil-related uses to commercial, office, residential, and research and development land uses. As a result, future development under the proposed project would increase wastewater generation within the district area. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

d) ***Would the proposed 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?***

Future development under the proposed project may result in a temporary increase in solid waste generation during construction activities, including the removal of existing materials and construction and demolition debris from the district area. Construction waste would be subject to California Green Building Standards Code (CALGreen), Section 5.408, Construction Waste Reduction, Disposal, and Recycling, which requires that a minimum of 65 percent of nonhazardous construction and demolition waste from nonresidential construction activities be recycled and/or salvaged for reuse.

Operational activities associated with future development under the proposed project would generate greater quantities of solid waste than existing conditions due to the introduction of residential, commercial, office, and research and development land uses within the district area. However, solid waste collection services within the City of Signal Hill are provided under an exclusive franchise agreement with EDCO Disposal. EDCO provides refuse and recycling collection services for all residential, commercial, and development projects within the City, including transport of waste to regional transfer, recycling, and disposal facilities (Signal Hill 2026e).

The City, in coordination with EDCO, also provides household hazardous waste collection services at a local facility that accepts materials such as electronics, batteries, paints, oils, and other household hazardous wastes. Additional regional e-waste disposal options are also available at nearby facilities in Long Beach, Signal Hill, and San Pedro, subject to operating

schedules and regulatory limits for hazardous and electronic waste (Signal Hill 2026e). While regional landfill capacity remains available, certain historically relied-upon facilities serving Los Angeles County, including the Puente Hills and Palos Verdes landfills, have been closed (LACSD 2026b, 2026c). Solid waste generated within the region is now directed to the remaining permitted regional landfills and waste management facilities with available capacity.

Although future development under the proposed project would comply with applicable state and local waste diversion requirements, long-term landfill capacity is dependent on regional system-wide disposal capacity and future waste diversion performance and given the project's contribution to solid waste generation. This impact is **potentially significant** and will be analyzed in the EIR, and mitigation measures will be identified as necessary.

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

Future development under the proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste and would do so. CALGreen Section 5.408.1.1 requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operation be recycled and/or salvaged for reuse. Section 8.08.55 of the City's Municipal Code requires construction and demolition debris generated in Signal Hill to be recycled to the greatest extent feasible to comply with state-mandated waste diversion requirements.

In addition, the City of Signal Hill implements the requirements of SB 1383, California's Short-Lived Climate Pollutant Reduction Strategy, which establishes statewide goals to reduce organic waste disposal and recover edible food. SB 1383 requires residents and businesses to recycle organic waste, including food scraps, yard waste, paper products, and other compostable materials, through the City's organics recycling program administered by EDCO Disposal. The City adopted an Organic Waste Disposal Reduction Ordinance in 2021 to implement SB 1383 requirements and amended its waste hauling agreement with EDCO accordingly (Signal Hill 2026f).

Development under the proposed project would be required to comply with applicable waste diversion, recycling, organics collection, and edible food recovery requirements established by federal, state, and local regulations. Therefore, future development under the proposed project would not conflict with laws governing solid waste disposal or reduction, impacts would be **less than significant,** and this issue will not be further analyzed in the EIR.

XX. Wildfire

If located in or near state responsibility areas or lands classified as Very High FHSZs, would the project:

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒
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?	☐	☒	☐
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?	☐	☒	☐
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?	☐	☒	☐

The district area is within the incorporated City of Signal Hill and part of a local responsibility area (LRA) (CalFire 2026). As shown in Figure 7, Fire Hazard Mapping, of the Signal Hill General Plan Safety Element, the entire City, including the district area, is within an unzoned FHSZ, which is the lowest risk level (Signal Hill 2016). The City does not contain any moderate, high, or very high FHSZs. In addition, the City does not contain any lands within a wildlife urban interface (WUI), Intermix, or influence zone (CalFire 2025).

DISCUSSION

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

The City of Signal Hill's 2015 emergency operations plan provides detailed guidance to emergency service providers, City staff, and elected officials and the actions necessary to maximize the City's disaster preparedness and ensure an effective response when disasters happen (Signal Hill 2016). The Signal Hill EOP fully complies with State requirements and is

designed to protect lives and property, support the rapid recovery of businesses and community services, and maintain accurate documentation for cost recovery efforts. The chief of police is responsible for coordinating EOP training events and exercises as well as managing the annual review, update, and distribution of the document. In addition, the City's hazard mitigation plan focuses on protecting life and property, increasing public awareness, preserving natural systems, strengthening partnerships and implementation efforts, and enhancing emergency service (Signal Hill 2025b). The HMP analyzes hazards affecting the City and outlines short- and long-term mitigation actions to reduce risk. Both the HMP and EOP analyze risks to critical and essential facilities in the City. Critical facilities are defined as those necessary for government response and recovery activities. The district area contains several identified critical facilities, which include:

- 1401 Willow Street (Los Angeles County Records)
- 2300 E. 27th Street (Los Angeles County Fire Station No. 60)
- 2745 Walnut Avenue (Signal Hill Police Department)
- 701 E. 28th Street (Atlantic Medical)
- 845 Willow Street (Kaiser Permanente Medical Offices)
- 2301 E. Willow Street (Office Depot Store)
- 2201 E. Willow Street (Turner's Guns)
- 2633 Cherry Avenue (U.S. Bank)

In addition, Figure 2 of the City of Signal Hill General Plan Safety Element identifies key evacuation routes, including Spring Street and Willow Street as the primary east-west routes, and Atlantic Avenue, California Avenue, Orange Avenue, Walnut Avenue, Cherry Avenue, and Temple Avenue as primary north-south routes (Signal Hill 2016).

As discussed in Section 2.6, *Project Characteristics*, the proposed project at full buildout would result in a net increase of 1,032 dwelling units and a shift in land use from industrial and oil-related uses to commercial, office, residential, and research and development land uses. Although the Overlay Zoning District does not propose any specific construction of buildings or structures, it would allow for the future development of a mix of uses. Future development in the City and the district area would be required to meet minimum roadway widths and subdivision design requirements as established by Signal Hill Municipal Code Title 15, Building and Construction, and Title 18, Subdivisions, and would be subject to review by the LACoFD. With adherence to City design requirements and LACoFD review, future projects are not anticipated to interfere with City-designated evacuation routes. The proposed project would not impair the EOP and HMP, and there would be **no impact**, and this issue will not be further analyzed in the EIR.

b) ***Would the proposed 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?***

The Overlay Zoning District is characterized by urban development and currently consists primarily of vacant land and oil production uses and, to a lesser extent, industrial, commercial, retail, public facilities, and residential land uses. The district area is primarily flat, with a hill in the northwestern portion and with a gradual downward slope from north to south. The district area is not in an FHSZ or a WUI (CalFire 2026, 2025). The district area and the City of Signal Hill have an average wind speed of 6.7 miles per hour (mph) and during the windiest month, a wind speed of 8.1 mph (Weatherspark 2026). Because the district area is not in a Very High FHSZ and falls within the lowest wildfire risk category, wind conditions are not expected to significantly exacerbate wildfire risk. Future development under the proposed project would be designed in accordance with the California Building Code and California Fire Code. Fire suppression equipment specific to construction of future development projects would be maintained on-site. Additionally, future development would comply with applicable regulations; safety standards; and, where applicable, manufacturer's specifications for the proper maintenance of mechanical equipment, handling and storage of flammable materials, and cleanup of spills of flammable materials. Therefore, the proposed project would not expose future occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire due to slope, prevailing winds, and other factors. Impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

c) ***Would the proposed 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?***

The district area is in an urban area and is served by existing utility infrastructure, including water and power. Full buildout of the proposed project would require new utility hook-ups to the existing utilities in the district area, and the potential extension or upsizing of utility lines into the vacant and/or oil production use areas. All utilities lines would be underground. The proposed project would be designed and constructed in accordance with the California Building Code and the California Fire Code. These project features would not exacerbate fire risk. The proposed project may require improvements to the local circulation network, which includes modifications to roadway configurations, intersections, pedestrian facilities, and bicycle infrastructure. Roadway improvements may be required to accommodate changes in land use and increased activity levels.

Although roadway improvements would increase maintenance of roadways and access to currently vacant and/or oil production uses, development of such areas would reduce unkempt vegetation in such areas and reduce oil fire hazards upon future development. The addition of

roadway improvements would improve emergency access for fire response. Full buildout of the district area would not require the installation of fuel breaks. Impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

d) ***Would the proposed 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?***

As discussed in Section X, *Hydrology and Water Quality*, the district area is not within a FEMA-designated 100-year flood zone and there are no nearby water bodies, streams, or other conditions that would result in flooding in the district area (FEMA 2026). The district and surrounding area are not in a landslide zone, and the proposed project has no potential to result in or be in the path of landslides (DOC 2026d; Signal Hill 2016). Additionally, the district area is mostly flat, with a gradual downward slope from the north to south. Therefore, the district area has a low risk of post-fire slope instability or drainage changes. The proposed project would not 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. Impacts would be **less than significant**, and this issue will not be further analyzed in the EIR.

XXI. Mandatory Findings of Significance

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?	☒	☐	☐
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.)	☒	☐	☐

Issues	Potentially Significant Impact: To Be Studied in the EIR	Less-Than-Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐

DISCUSSION

a) through c) These topics will be studied in the EIR and are not analyzed any further in this Initial Study.

This page intentionally left blank.

4. REFERENCES

CalFire (California Department of Forestry and Fire Protection). 2025, October 22. Wildland-Urban-Interface. https://gis.data.ca.gov/datasets/CALFIRE-Forestry::wildland-urban-interface/explore?location=33.807656%2C-118.175280%2C13.

CalFire. 2026, May 7 (accessed). Find your Fire Hazard Severity Zone (FHSZ). https://experience.arcgis.com/experience/5065c998b4b0462f9ec3c6c226c610a9.

Caltrans (California Department of Transportation). 2026, May 21 (accessed). Statewide Scenic Highway. https://experience.arcgis.com/experience/47e2009986264718a5a13a2c81382774.

CARB. 2022. 2022 Scoping Plan for Achieving Carbon Neutrality. https://ww2.arb.ca.gov/sites/default/files/2022-12/2022-sp.pdf.

CARB (California Air Resources Board). 2026, April 24 (accessed). Area Designations Maps: State and National. https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations.

CDFW (California Department of Fish and Wildlife). 2026a, May 21 (accessed). NCCP Plan Summary: Orange County Transportation Authority NCCP/HCP. https://wildlife.ca.gov/Conservation/Planning/NCCP/Plans/OCTA#signatories.

CDFW. 2026b, May 21 (accessed). BIOS6. https://apps.wildlife.ca.gov/bios6/?bookmark=648.

DOC (Department of Conservation, California). 1994. Generalized Mineral Land Classification Map of Los Angeles County: South Half. https://maps.conservation.ca.gov/cgs/minerals/?page=Mineral-Land-Classification#data_s=id%3AdataSource_4-18a47b5b8e5-layer-10-192c08351d6-layer-28%3A4.

DOC. 2025. California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/.

DOC. 2026a, May 7 (accessed). Important Farmland Categories. https://www.conservation.ca.gov/dlrp/fmmp/Pages/Important-Farmland-Categories.aspx.

DOC. 2026b, May 7 (accessed). California Willimson Act Finder. https://maps.conservation.ca.gov/dlrp/WilliamsonAct/.

DOC. 2026c, June 5 (accessed). Alquist-Priolo Earthquake Fault Zones. https://www.conservation.ca.gov/cgs/alquist-priolo.

DOC. 2026d, June 5 (accessed). Earthquake Zones of Required Investigation. https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/.

DWR (Department of Water Resources). 2026. Dam Breach Inundation Map Web Publisher. https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2.

FEMA (Federal Emergency Management Agency). 2026, May 7 (accessed). FEMA's National Flood Hazard Layer (NFHL) Viewer. https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-118.17852001552116,33.80313740925653,-118.15774898890982,33.812052114166555.

LA County ALUC (Los Angeles County Airport Land Use Commission). 2026. A-NET: Interactive GIS Web Map. Accessed on May 25, 2026. https://experience.arcgis.com/experience/7cc141ac27f34ab29da31be36e5d5c93.

LACoFD (County of Los Angeles Fire Department). 2009. Compliance Guideline for Hazardous Wastes and Materials. https://fire.lacounty.gov/wp-content/uploads/2019/08/HHMD-Compliance-Guidance-Document-2-1-1.pdf.

LACoFD. 2026, June 1 (accessed). Emergency Operations. https://fire.lacounty.gov/emergency-operations/.

LACSD (Los Angeles County Sanitation District). 2025. District No. 29. https://www.lacsd.org/home/showpublisheddocument/2488/639009784329200000.

LACSD. 2026a. Wastewater Treatment Process at the Warren Facility. https://www.lacsd.org/services/wastewater-sewage/facilities/ak-warren-water-resource-facility/wastewater-treatment-process.

LACSD. 2026b. Puente Hills Landfill (Closed). https://www.lacsd.org/services/solid-waste/facilities/puente-hills-landfill.

LACSD. 2026c. Palos Verdes Landfill (Closed). https://www.lacsd.org/services/solid-waste/facilities/palos-verdes-landfill.

Los Angeles County. 2026a. Airport Noise Contours. For airports in Los Angeles County. https://www.arcgis.com/home/item.html?id=326047ef43d548a4b92d8d450a379859&utm_source.

Los Angeles County. 2026b, June 1 (accessed). Revision Oil Well Ordinance. https://planning.lacounty.gov/long-range-planning/revised-oil-well-ordinance.

NPS (National Park Service). 2026, June 1 (accessed). National Register of Historic Places. https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466.

OHP (Office of Historic Preservation). 2026, June 1 (accessed). California Historical Resources. https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=19.

PlaceWorks. 2025, March 18. DRAFT Economic Analysis for Proposed Opportunity Study Areas, City of Signal Hill. https://www.cityofsignalhill.org/745/Opportunity-Study-Area-Economic-and-Land.

PlaceWorks. 2026, January 5. DRAFT Buildout and Taxable Value Study for Proposed Opportunity Study Areas Overlay Zoning District.

SCAG (Southern California Association of Governments). 2024. Connect SoCal Plan: The 2024–2050 Regional Transportation Plan / Sustainable Communities Strategy of the Southern California Association of Governments. https://scag.ca.gov/connect-socal.

Signal Hill, City of. 1986, February. Environmental Resources Element. Signal Hill General Plan. https://www.cityofsignalhill.org/DocumentCenter/View/310/Environmental-resources-element?bidId=.

Signal Hill, City of. 2016. Safety Element. Signal Hill General Plan. https://www.cityofsignalhill.org/DocumentCenter/View/2557/Safety-Element-2016?bidId=.

Signal Hill, City of. 2019, January. Parks and Recreation Master Plan. https://cityofsignalhill.org/DocumentCenter/View/10902/Signal-Hill-CA-Parks-and-Recreation-Plan-01-2021-002.

Signal Hill, City of. 2022a, October 13. 2021-2029 Housing Element of the General Plan. https://ca-signalhill2.civicplus.com/DocumentCenter/View/14862/2021-2029-Certified-Housing-Element.

Signal Hill, City Hill. 2022b, August 29. Generalized Land Use Map. https://ca-signalhill2.civicplus.com/DocumentCenter/View/20118/GeneralizedLandUseMap_2022.

Signal Hill, City of. 2022c, July 12. Land Use Element. Signal Hill General Plan. https://www.cityofsignalhill.org/DocumentCenter/View/1649/Land-Use-Element?bidId=.

Signal Hill, City of. 2023, September 29. Interactive Zoning Map. https://experience.arcgis.com/experience/c5db8f4ea26245a8816670cabe204c4b/.

Signal Hill, City of. 2025a, September. Hazard Mitigation Plan. Accessed May 26, 2025. www.cityofsignalhill.org/DocumentCenter/View/17358/2024-Local-Hazard-Mitigation-Plan-PDF.

Signal Hill, City of. 2026a, May 1 (accessed). The Oil Field. https://experience.arcgis.com/experience/c5db8f4ea26245a8816670cabe204c4b/.

Signal Hill, City of. 2026b, January 12. City of Signal Hill Project Development Guide. https://www.cityofsignalhill.org/DocumentCenter/View/2829/Project-Development-Guide?bidId=.

Signal Hill, City of. 2026c. 2025 Urban Water Management Plan. https://www.cityofsignalhill.org/ https://www.cityofsignalhill.org/DocumentCenter/View/21855.

Signal Hill, City of. 2026d, June 9. Exhibit B Development Impact Fee Schedule. https://cityofsignalhill.legistar.com/LegislationDetail.aspx?ID=8062289&GUID=3A3B6CE1-A1EF-4A3A-A64D-C7257A0C2E19

Signal Hill, City of. 2026e. Refuse Collection. https://www.cityofsignalhill.org/179/Refuse-Collection.

Signal Hill, City of. 2026f. SB 1383: Organics Recycling. https://www.cityofsignalhill.org/659/SB-1383-Organics-Recycling.

South Coast AQMD (South Coast Air Quality Management District). 2022, December 2. 2022 Air Quality Management Plan (AQMP). https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/final-2022-aqmp/final-2022-aqmp.pdf?sfvrsn=16.

SWRCB (State Water Resources Control Board). 2026. State and Regional Water Boards. https://www.waterboards.ca.gov/waterboards_map.html.

U.S. Census (U.S. Census Bureau). 2026a, April 30 (accessed). LEHD Origin-Destination Employment Statistics (LODES). Center for Economic Studies. https://lehd.ces.census.gov/data/lodes/.

U.S. Census. 2026b, May 21 (accessed). QuickFacts: Signal Hill City, California. https://www.census.gov/quickfacts/fact/table/signalhillcitycalifornia/PST045225.

U.S. Census. 2026c, May 21 (accessed). QuickFacts: Long Beach City, California. https://www.census.gov/quickfacts/fact/table/longbeachcitycalifornia/PST045224.

U.S. Energy Information Administration (EIA). 2022, December 25. Commercial Buildings Energy Consumption Survey (CBECS): 2018 CBECS Survey Data. https://www.eia.gov/consumption/commercial/data/2018/#b11-b14.

USFWS (U.S. Fish and Wildlife Service). 2019, August. A System for Mapping Riparian Areas in the Western United States. https://www.fws.gov/sites/default/files/documents/a-system-for-mapping-riparian-areas-in-the-western-united-states-2019.pdf

USFWS. 2026a, May 21 (accessed). Critical Habitat for Threatened & Endangered Species. https://www.arcgis.com/apps/Embed/index.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77&extent=-124.1522,38.0501,-121.4496,39.2098&zoom=true&scale=true&details=true&disable_scroll=true&theme=light.

USFWS. 2026b, May 21 (accessed). National Wetlands Inventory: Surface Waters and Wetlands. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/.

WeatherSpark. 2026, May 7 (accessed). Climate and Average Weather Year Round in Signal Hill California, United States. https://weatherspark.com/y/1658/Average-Weather-in-Signal-Hill-California-United-States-Year-Round.

This page intentionally left blank.

5. LIST OF PREPARERS

LEAD AGENCY

Greg Kapovich, Community Development Director

Carlos Luis, Planning Manager

Susana Martinez, Associate Planner

Gabino Luna, Public Works Director

Jesus Saldaña, Associate Engineer

PLACEWORKS

Malia Durand, Principal-in-Charge

Dina El Chammas Gass, Senior Engineer, Project Manager

Nicole Vermilion, Principal, Technical Team Leader

Steve Bush, Senior Engineer/Health Risk Lead

Lance Park, Senior Associate, Air Quality/GHG

Chris Shields, Senior Associate, Noise and Vibration

John Vang, Senior Associate, Air Quality/GHG

Justine Biagini, Associate II

Nikki Heredia, Associate, Noise and Vibration

Madeline Miller, Associate

Emily Parks, Associate, Air Quality/GHG

Angel Castro, Project Planner

Cary Nakama, Graphic Designer

5. LIST OF PREPARERS

This page intentionally left blank.