Appendix C Visual Impact Analysis

SESPE
CONSULTING, INC.
A Trinity Consultants Company

374 Poli Street, Suite 200 • Ventura, California 93001

VISUAL IMPACT ANALYSIS

CONDITIONAL USE PERMIT (CUP 97-03) EXTENSION PROJECT

Signal Hill Petroleum, Inc.
City of Signal Hill, California

June 2023

Prepared for:

Signal Hill Petroleum, Inc.
2633 Cherry Avenue
Signal Hill, California 90755
(562) 595-6440

Prepared by:

Sespe Consulting, Inc.
374 Poli Street, Suite 200
Ventura, California 93001
(805) 275-1515

SESPE
CONSULTING, INC.
A Trinity Consultants Company

374 Poli Street, Suite 200 • Ventura, California 93001

VISUAL IMPACT ANALYSIS

CONDITIONAL USE PERMIT (CUP 97-03) EXTENSION PROJECT

Signal Hill Petroleum, Inc.
City of Signal Hill, California

June 2023

Graham Stephens
Project Manager
Sespe Consulting, Inc.

SESPE
CONSULTING, INC.
A Trinity Consultants Company
374 Poli Street, Suite 200 • Ventura, California 93001

Visual Impact Analysis
Conditional Use Permit (CUP 97-03) Extension Project

Signal Hill Petroleum, Inc.
June 2023

TABLE OF CONTENTS

TABLES

APPENDICES

SESPE
CONSULTING, INC.
A Trinity Consultants Company

374 Poli Street, Suite 200 • Ventura, California 93001

VISUAL IMPACT ANALYSIS

Conditional Use Permit (CUP 97-03) Extension Project
Signal Hill Petroleum, Inc.

June 2023

1.0 INTRODUCTION

Sespe Consulting, Inc. ("Sespe") has prepared the following Visual Impact Analysis on behalf of Signal Hill Petroleum, Inc. (SHP), to identify potential visual effects associated with the proposed continuance of the City of Signal Hill ("City") Conditional Use Permit 97-03 ("CUP 97-03") for twenty (20) years beyond its current term, which ends in 2023 (the "Project"). CUP 97-03 covers seven (7) specific consolidated "Oil Operation Sites" and "Drill Sites", as defined in the City of Signal Hill – Municipal Code (collectively referred to herein as the "CUP Sites"). No changes to the existing CUP site boundaries or scope of the existing operations from current and historical norms is proposed as part of the Project, with the exception of proposed natural gas processing redundancy and efficiency modifications planned at CUP Site #2. Figure 1 below shows the location of the seven (7) individual CUP Sites and surrounding setting within the City of Signal Hill.

This report quantifies the Project's potential impacts to aesthetic and visual resources on nearby public viewpoints. Project visual impacts are presented, and quantified utilizing assessment practices employed by the Bureau of Land Management (BLM), and mitigation measures are recommended to protect public viewsheds where visual impacts were determined to be potentially significant or in conflict with applicable regulations.

The City is the lead agency for purposes of administering the requirements of the California Environmental Quality Act (CEQA), and for preparing the appropriate CEQA environmental document. Sespe has prepared this Visual Impact Analysis to be included as a technical appendix within the City's subsequent CEQA documentation.

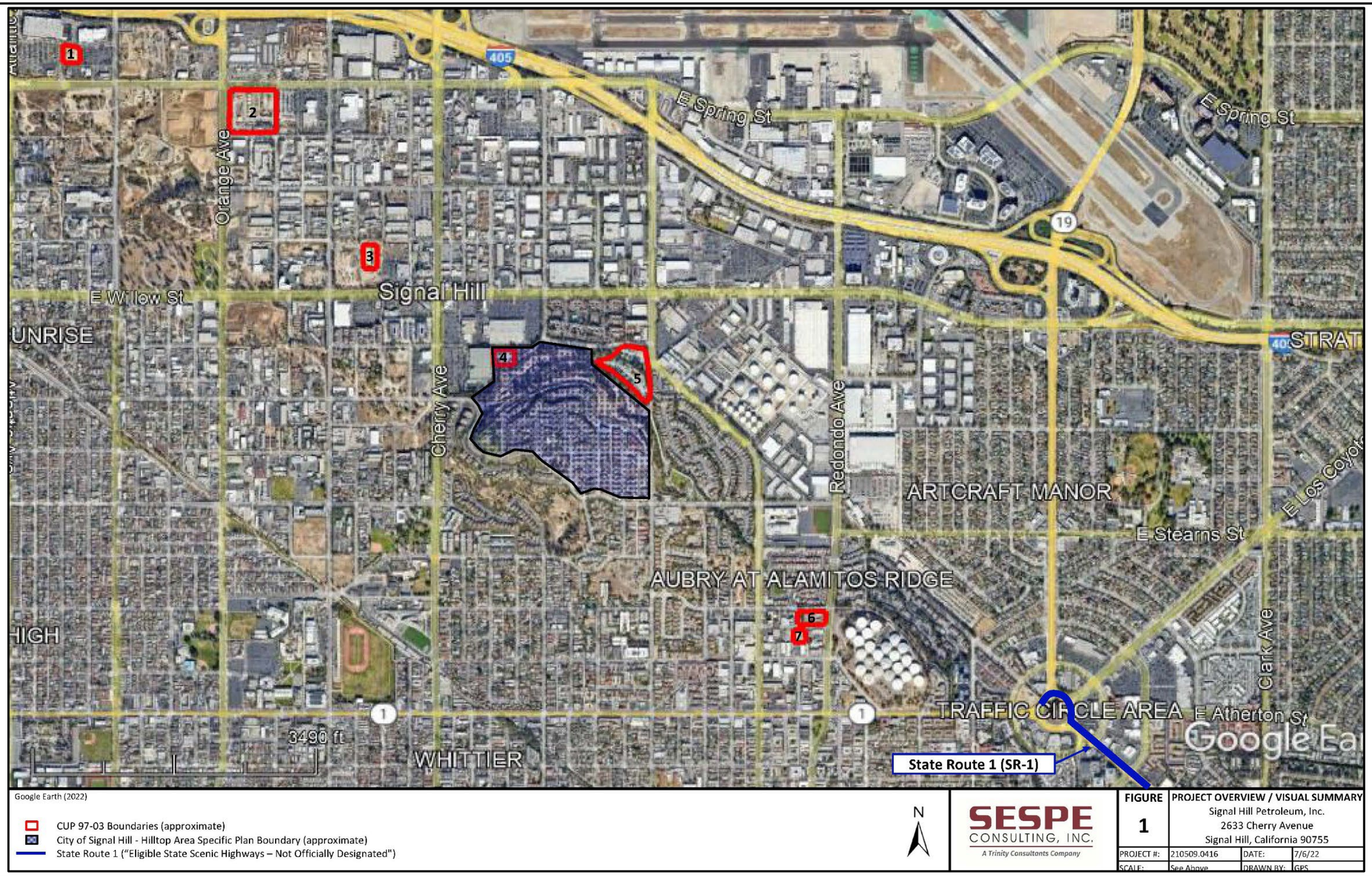


Figure 1 – Project Area Location Map

2.0 PROJECT DESCRIPTION

2.1 CUP 97-03 History

CUP 97-03 was first approved in 1998 when the City adopted a Mitigated Negative Declaration (MND) pursuant to CEQA, and approved CUP 97-03 for a five (5) year term per Resolution 98-06-4832. The 1998 MND covered the operation of the seven CUP Sites and construction of a modern, high-efficiency natural gas processing facility at CUP Site #2. This was followed in 2002 with the approval of an amendment to CUP 97-03 that included a ten (10) year term extension and approval of another MND per Resolution 2002-10-5246. After 2012, the term of CUP 97-03 has been extended with time frames ranging from six (6) months to thirty (30) months up to the current twenty-four (24) month term. Additionally, the South Coast Air Quality Management District ("South Coast AQMD") approved a Subsequent Mitigated Negative Declaration (SMND) in 2015 for the installation of a new, high-efficiency Natural Gas Dehydration (i.e., low temperature separation [LTS]) unit and the addition of a carbon capture and sequestration system to the natural gas processing facilities at CUP Site #2. SHP has operated the CUP Sites for the current 23-year aggregate term of CUP 97-03 in compliance with the existing CUP conditions of approval, the City Municipal Code and regulatory requirements of other regulatory agencies as applicable.

2.2 Existing Operations & Proposed Project

As discussed in Section 1.0, the Project is primarily the continuance of SHP's existing consolidated oil and gas operations at the seven CUP Sites covered under CUP 97-03 for the proposed 20-year term, as well as the installation and operation of proposed redundancy and efficiency modifications to the existing natural gas system located at CUP Site #2. Other than the proposed redundancy and flexibility modifications to the existing gas system (see Section 2.2.1 for additional detail), the Project would include no substantial changes to SHP's existing operations, previously evaluated under the 1997, 2002 and 2012 CEQA reviews and City approvals.

SHP would also continue to drill new wells and redrilling/rework existing wells at the CUP Sites on an as needed basis (see Section 2.2.2). Additionally, although SHP would continue drilling/redrilling operations within the existing well cellars at each CUP Site, at times a new ancillary well cellar may need to be created (see Section 2.2.3). However, drilling/redrilling and new well cellar construction have occur historically at the CUP Sites, and the Project does not propose any significant changes or increases in these onsite activities. Furthermore, the CUP Sites would continue to operate in accordance with the City's Municipal Oil and Gas Code, existing conditions of approval and mitigation measures, and in continue compliance with existing county, state and federal requirements, including Geologic Energy Management Division (CalGEM) and South Coast AQMD regulations.

The existing CUP boundaries would not change or expand, and all operations (existing and proposed) would continue to occur within the existing permitted CUP footprint(s), consistent with current and historical norms. Specifically, SHP would continue the following general operations at their seven CUP Sites:

- Well servicing and maintenance;
- Drilling and redrilling operations (see Section 2.2.2);
- Oil processing, storage and transfer;

- Natural gas and natural gas liquids processing, storage and transfer;
- Produced water separation, and injection facilities; and
- Electrical production from a natural gas turbine powered generator.

In addition to the industrial activities summarized above, the Project would also not modify the existing production levels, hours of operation, materials to be extracted, processed and sold, the number or type of onsite equipment (mobile equipment, drilling rigs, etc.), production methods, or the number of employees.

2.2.1 Natural Gas Processing Facility Modification

As part of the Project, SHP is proposing to modify its current natural gas processing system at CUP Site #2 by adding a back-up low temperature separation unit ("LTS") and a back-up membrane unit for the removal of inert gas. SHP will also connect to a new gas sales meter and pipeline provided by the SoCal Gas Company ("SCG"). The SCG sales outlet will be in addition to and provide back-up to the current Long Beach Energy gas sales outlet. A booster compressor will to be added to provide the line pressure required to move gas into the SCG system. Finally, SHP will add a "CEB" technology clean burning combustion unit to handle waste gas streams that currently are recycled through the facility. The proposed modifications at CUP Site #2 will give SHP operational flexibility and back-up capacity for its critical gas processing equipment.

The proposed LTS unit will be sized to process 2,000 thousand standard cubic feet ("MCF") of natural gas per day (MCF/day), and the membrane unit sized to process 1,500 MCF/day. Both pieces of equipment will be sized at lower process rates than the current equipment, which will ensure operational efficiency. The current LTS capacity is 4,000 MCF/day and the membrane unit is 2,500/day. Ultimately, the addition of the backup LTS and membrane units to facilitate the SCG connection will allow for improved operational efficiency and flexibility for the entire natural gas processing system at CUP Site #2; however, it would not require installation of additional equipment at other CUP Sites, or facilitate an increase in the total quantity of natural gas extracted under CUP 97-03.

The exhibits presented in Appendix A displays the proposed location of gas system modifications at CUP Site #2. Specifically, the natural gas modifications would be installed at-grade, within the northwestern portion of CUP Site #2, adjacent to the existing natural gas/vapor recovery systems and two-story field office/power turbine building. The dimensions of the proposed back-up LTS/membrane system would be generally identical to the existing system gas processing system (see Appendix A for relevant photos), and would extend approximately 35-feet in height above the existing ground surface within CUP Site #2. See Appendix A for additional detail.

Other than the installation and operation of the redundancy and efficiency modifications to the existing natural gas system, no changes to the existing natural gas processing facilities or structures at CUP Site #2 are proposed as part of this Project.

2.2.2 Drilling/Redrilling

Consistent with existing operations under CUP 97-03, as well as applicable City and CalGEM requirements, SHP has and will continue to drill/redrill production and injection wells at all of the CUP Sites on an intermittent, as-needed basis. The activity levels associated with drilling/redrilling, as well as the equipment and processes utilized, would not change, and SHP will continue these operations in the same manner as they have historically. Although drilling and redrilling operations have and would continue to occur in the same manner and location (i.e., within the CUP Site boundaries), and using the same equipment/drill rigs that SHP currently uses, conservatively this Visual Impact Analysis treats these existing operations as a "new" source of potential visual impacts, and therefore quantifies potential visual and aesthetic effects at and nearby public viewpoints as a result of drilling/redrilling activity during the proposed 20-year term of the Project.

Although cyclical fluctuations are a natural aspect of the oil and gas industry, the Project is a continuation of existing operations, and as such the level of future drilling for the proposed 20-year term of the Project is forecasted to be consistent with historical operations. Specifically, wells would continue to be drilled/redrilled during the life of the CUP to replace lost production capacity, and therefore the total quantity of oil, natural gas, and water produced by extraction operations would not change or increase above existing levels. Similarly, although the number of operational wells may fluctuate depending on market demand, the total number of wells operating a given time within the CUP Site boundaries during the Project is forecasted to be consistent with historical norms. Continue drilling/redrilling would also not require the installation of additional ancillary equipment, as SHP's existing storage, transmission, and processing facilities have sufficient capacity to continue to serve extraction operations throughout the proposed 20-year life of the CUP.

SHP would continue to use two company-owned drilling rigs for their drilling/redrilling operations. The lighter-duty drilling rig, SHP's Drill Rig #5, is primarily utilized for well servicing/redrilling, while SHP's larger, heavier-duty Drill Rig #6 is primarily used to drill new wells. The tallest portion of each drill rig would be the rig mast and associate drawworks. These also represent the pieces of drill rig equipment with the highest potential to be visible from offsite locations. When operating, the mast/drawworks for Drill Rig #5 extends approximately 110-feet above the ground surface, while the mast/drawworks for Drill Rig #6's extends approximately 118-feet above the ground surface. Although redrilling occurs for approximately 12 hours per day and drilling occurs for 24-hours per day, the visual impacts of the drill rig(s) are similar between drilling and redrilling. See the photo simulations below which show both actual and simulate views of the drill rig(s) operating within each of the CUP Sites.

2.2.3 Well Cellar Construction

Generally, SHP would continue drilling/redrilling operations within the existing well cellars at each CUP Site; however, consistent with past operations, at times a new ancillary well cellar may need to be created. As with SHP's current protocols, new well cellars are created by excavating a shallow hole (approximately 6-feet wide, 6-feet long, and 5-feet deep) using a backhoe type excavator (new well cellars can be excavated within a single day). Once excavation is complete, a pre-cast concrete box or a large diameter galvanized round steel pipe is placed into the excavation hole to secure the new well cellar. Additionally,

new aboveground well pumps and ancillary equipment could be installed within the new well cellars as needed. See Section 5.1.1 below for additional detail.

3.0 EXISTING SETTING

As shown on Figure 1 above, the Project site(s) (i.e., CUP Site #1 through #7) are situated throughout the City within the West, Central and East units of the Long Beach Oil Field. The sites are located within developed urban areas, adjacent to lands designated for industrial, commercial, and residential uses. Table 1 describes each CUP Site as well as the land uses within the immediately vicinity. Please note, although not part of CUP 97-03, many of the adjacent properties/land uses are either owned by SHP and leased out to various residential, commercial, or industrial tenants, or were previous owned by SHP and sold for redevelopment.

Unitization refers to the consolidation of specific portions of the Long Beach Oil Field oil and gas facilities. The seven CUP Sites were subject to unitization and were consolidated into major "Drill Sites" and "Central Processing Facilities", or some combination thereof. The seven existing CUP Sites typically include water-injection wells and producing wells, which serve as gathering locations for oil, gas and water production, distribution sites for water injection, and control centers for the electrical system. Additionally, CUP Sites #2, #5 and #6 have and would continue to serve as the centralized processing and storage facilities for oil production and water-injection operations. All production (oil, water and gas) from the CUP Site wells is received at these central processing facilities where the raw materials are separated, treated, and shipped to various purchasers.

Furthermore, both the City's Oil and Gas Code and existing CUP 97-03 define the consolidated CUP Sites as "*an area where the operator may drill, re-drill or produce wells for removing oil and/or gas, or for injecting water or other approved substances to assist with the recovery of oil and/or gas and where said products may be gathered, distributed and/or separated (i.e., processed) under conditions specified in a City approved conditional use permit.*" As such, the CUP Sites summarized below have and would continue these operations as part of the Project.

Table 1 CUP Sites & Surrounding Land Uses

CUP Sites		Adjacent Land Uses	Description
No. & Acreage	**Zoning Designation**		
West Unit			
CUP Site #1 (0.94 acres)	Commercial Corridor Specific Plan (SP-6)	Commercial	CUP Site #1 is located within the central portion of an existing shopping center parking lot (Gateway Center developed on SHP-owned property) and is surrounded on all sides by existing parking/commercial developments.

CUP Sites		Adjacent Land Uses	Description
No. & Acreage	**Zoning Designation**		
CUP Site #2 (8.76 acres)	General Industrial (GI)	Commercial / Industrial	CUP Site #2 is located at the southeastern corner of E. Spring Street/Orange Avenue, north of E. 29th Street, and is directly adjacent to existing commercial/industrial properties to the east (Honda dealership developed on SHP-owned property) and south (various commercial offices/warehouses).
CUP Site #3 (1.65 acres)	Commercial Corridor Specific Plan (SP-6)	Commercial / Industrial	CUP Site #3 is located at the north of E. Willow Street and east of Walnut Avenue and is directly adjacent to existing commercial/industrial properties to the north (miscellaneous scrapyards) and east (industrial storage yard/fast food/retail developed on SHP-owned property). Other SHP oil and gas operations not part of CUP 97-03 are located nearby to the west and south of the site.
Central Unit			
CUP Site #4 (1.23 acres)	Hilltop Area Specific Plan (SP-2)	Commercial / Industrial	CUP Site #4 is located directly behind the existing Home Depot and Costco Wholesale retail stores (both developments were facilitate by/located on SHP-owned property). Other SHP oil and gas operations not part of CUP 97-03 are located nearby to the east and south of the site.
CUP Site #5 (7.35 acres)	Planned Develop District-2 (PD-2)	Residential / Industrial	CUP Site #5 is located southwest of Combellack Drive and Temple Avenue/Obispo Avenue, adjacent to existing residential neighborhoods (developed on SHP-owned property) located to the north and south. Other SHP industrial land uses not part of CUP 97-03 are located nearby.
East Unit			
CUP Site #6 (1.07 acres)	Light Industrial (LI)	Residential / Industrial	CUP Site #6 is located south of 20th Street, west of Redondo Avenue, and north of E. Grant Street. Residential neighborhoods (developed on SHP-owned property) are located to the north across 20th Street, while existing industrial uses (also developed on SHP-owned property) surround the site to the west, south and east.
CUP Site #7 (0.59 acres)	Light Industrial (LI)	Industrial	CUP Site #7 is located just south of CUP Site #6, southwest of E. Grant Street and Redondo Avenue. The site is surrounded by existing industrial facilities (developed on SHP-owned property) on all sides.

As discussed above, the seven (7) individual CUP Sites that comprise CUP 97-03 are situated throughout the City of Signal Hill, in Los Angeles County, California. The City consists of a mix of industrial, commercial, residential, and oil production/extraction uses, and there are numerous active oil wells and related storage and processing facilities within the City limits. The CUP Sites are located in developed, urban areas of the City, and surrounded by existing industrial, commercial and residential land uses. Table 1 summarizes the existing adjacent land uses and the current City zoning designations for each CUP Site.

In total, the seven CUP Sites are located on fourteen (14) parcels, covering approximately 21.6 acres total. As stated previously, SHP is not proposing to change or expand the existing CUP Site boundaries as part of the Project. Although the entire Project/property area is located within the City of Signal Hill, areas within the jurisdiction of the City of Long Beach, which surrounds the City of Signal Hill, are found nearby certain CUP Sites. Refer to Figure 1 which shows the CUP Sites and surrounding environment.

The following section discusses the existing regulatory and environmental settings applicable to the Project, and more specifically provisions related to aesthetic and visual resources considered within this Visual Impact Analysis.

3.1 Regulatory Setting & Visual Fundamentals

This section discusses the Project's regulatory setting. Specifically, the City of Signal Hill *General Plan* (City of Signal Hill, 2009) and the City of Signal Hill *Code of Ordinances* (City of Signal Hill, 2021) are discussed. Federal visual resource elevation standards from the U.S. Bureau of Land Management (BLM) (Bureau of Land Management, 1984) and applicable State guidance from the California Department of Transportation's (Caltrans) (Caltrans, 2022) are also discussed in this section. Please see Appendix B for relevant regulatory excerpts.

3.1.1 Federal Standards

The U.S. Bureau of Land Management (BLM) has developed the Visual Resources Management (VRM) System to objectively rate the quality of visual resources and evaluating changes in scenic quality attributed to a proposed change in land use. This methodology is based on the BLM visual impact assessment procedures provided in the "Visual Resources Management (VRM) Manual" Section 8400 (Bureau of Land Management, 1984). The BLM system uses quantitative and qualitative methods to measure potential visual impacts. This method includes defining the Project setting and viewshed, identifying sensitive view receptors for assessment, analyzing the baseline visual quality and character of the identified views, depicting the visual appearance of the Project from the identified views, assessing the Project's impacts to those views in comparison to their baseline visual quality and character, and proposing methods to mitigate any potentially significant visual impacts identified.

"Visual quality" is a measure of a landscape or a view's visual and aesthetical appeal. While there are a number of standardized methods for rating visual quality, the "Scenic Quality Rating Criteria" method utilized by the BLM is believed to be superior because it allows the various landscape elements that comprise visual quality to be easily quantified and rated, while minimizing issues of ambiguity or subjectivity.

According to this method, visual quality is rated according to the presence and characteristics of seven (7) key components of the landscape. These components include landform, vegetation, water, color, adjacent scenery, scarcity and cultural modifications.

1. The “landform” component of the visual quality rating criteria takes into account the fact that topography becomes more interesting visually as it gets steeper or more massive, or more severely or universally sculptured. Outstanding landforms may be monumental, or they may be exceedingly artistic and subtle (such as certain badlands, pinnacles, arches, and other extraordinary formations).

2. The “vegetation” component of the rating criteria gives primary consideration to the variety of patterns, forms, and textures created by plant life. Short-lived displays are given consideration when they are known to be recurring or spectacular. Consideration is also given to smaller scale vegetational features that add striking and intriguing detail elements to the landscape (e.g., gnarled or wind-beaten trees, etc.).

3. The “water” component of the rating criteria recognizes that visual quality is largely tied to the presence of water in scenery, as it is that ingredient which adds movement or serenity to a scene. The degree to which water dominates the scene is the primary consideration in selecting the rating score for the water component.

4. The “color” component of the visual quality rating criteria considers the overall color(s) of the basic components of the landscape (e.g., soil, rock, vegetation, etc.). Key factors that are used when rating the color of scenery are variety, contrast, and harmony.

5. The “adjacent scenery” component of the rating criteria takes into account the degree to which scenery outside the view being rated enhances the overall impression of the scenery under evaluation. The distance of influence for adjacent scenery normally ranges from 0-5 miles, depending upon the characteristics of the topography, the vegetation cover, and other such factors. This factor is generally applied to views that would normally rate very low in score, but the influence of the adjacent high visual quality would enhance the visual quality and raise the score.

6. The “scarcity” component of the visual quality rating criteria provides an opportunity to give added importance to one or all of the scenic features that appear to be relatively unique or rare within a region. There may also be cases where a separate evaluation of each of the key factors does not give a true picture of the overall scenic quality of an area. Often, it is a number of not so spectacular elements in the proper combination that produces the most pleasing and memorable scenery – the scarcity factor can be used to recognize this type of area and give it the added emphasis it should have.

7. The “cultural modifications” component of the visual quality rating criteria takes into account any man-made modifications to the landform, water, vegetation, and/or the addition of man-made structures. Depending on their character, these cultural modifications may detract from the scenery in the form of a negative intrusion or they may complement and improve the scenic quality of a view.

Per BLM guidelines, in the visual resource inventory process public lands are given an A, B, or C rating based on the apparent scenic quality which is determined using the seven (7) key factors described above. During the rating process, each of these key factors are ranked on a comparative basis with similar features within the physiographic province. Table 2 below displays the point values associated with the seven (7) key factors. Based on this point system, a score of 19 or more receives and A rating, a score between 12 and 18 receives a B rating, and a score of 11 or less receives a C rating.

Table 2 BLM Scenic Quality Inventory & Evaluation Chart

Key Factors	Rating Criteria and Score		
Landform	High vertical relief as expressed in prominent cliffs, spires, or massive rock outcrops, or severe surface variation or highly eroded formations including major badlands or dune systems; or detail features dominant and exceptionally striking and intriguing such as glaciers. **Score 5**	Steep canyons, mesas, buttes, cinder cones, and drumlins; or interesting erosional patterns or variety in size and shape of landforms; or detail features which are interesting though not dominant or exceptional. **Score 3**	Low rolling hills, foothills, or flat valley bottoms; or few or no interesting landscape features. **Score 1**
Vegetation	A variety of vegetative types as expressed in interesting forms, textures, and patterns. **Score 5**	Some variety of vegetation, but only one or two major types. **Score 3**	Little or no variety or contrast in vegetation. **Score 1**
Water	Clear and clean appearing, still, or cascading white water, any of which are a dominant factor in the landscape. **Score 5**	Flowing, or still, but not dominant in the landscape. **Score 3**	Absent, or present, but not noticeable. **Score 0**
Color	Rich color combinations, variety or vivid color; or pleasing contrasts in the soil, rock, vegetation, water or snow fields. **Score 5**	Some intensity or variety in colors and contrast of the soil, rock and vegetation, but not a dominant scenic element. **Score 3**	Subtle color variations, contrast, or interest; generally mute tones. **Score 1**
Influence of Adjacent Scenery	Adjacent scenery greatly enhances visual quality. **Score 5**	Adjacent scenery moderately enhances overall visual quality. **Score 3**	Adjacent scenery has little or no influence on overall visual quality. **Score 0**

Key Factors	Rating Criteria and Score		
Scarcity	One of a kind; or unusually memorable, or very rare within region. Consistent chance for exceptional wildlife or wildflower viewing, etc. **[1]Score 5+**	Distinctive, though somewhat similar to others within the region. **Score 3**	Interesting within its setting, but fairly common within the region. **Score 1**
Cultural Modifications	Modifications add favorably to visual variety while promoting visual harmony. **Score 2**	Modifications add little or no visual variety to the area, and introduce no discordant elements. **Score 0**	Modifications add variety but are very discordant and promote strong disharmony. **Score -4**

Source: Manual H-8410-1 – Visual Resource Inventory (Bureau of Land Management, 1984) (see Appendix B).
1 – A rating of greater than 5+ can be given but must be supported by written justification.

An important premise of the VRM evaluation method is that views with the most variety and most harmonious composition have the greatest scenic value. Another important concept is that man-made features within a landscape do not necessarily detract from the scenic value. In fact, certain man-made features which complement the natural landscape may actually enhance overall visual quality. As such, in making a determination it is important to assess the project's effect relative to the "visual character" of the project setting.

Generally speaking, Projects that create a high level of contrast to the existing visual character of a project setting are more likely to generate adverse impacts due to visual incompatibility. Conversely, projects that create a low level of contrast to the existing visual character are less likely to generate adverse impacts due to inherent visual compatibility. On this basis, project modifications are quantified and evaluated for impact assessment purposes. By comparing the difference in visual quality ratings from the baseline (i.e., "before" condition) to the post-project (i.e., "after" condition) visual conditions, the severity of project related visual impacts can be quantified. It is important to note that in some cases visual changes caused by the project may actually have a beneficial visual effect and overall enhance scenic quality of an area.

3.1.2 State Standards

The State of California officially designates State scenic highways through the "California Scenic Highway Program," which is managed by Caltrans. A highway may be designated "scenic" depending on how much of the natural landscape can be seen by travelers, the scenic quality of the surrounding landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. Highways may also be identified as "candidate" scenic highways, pending official designation. The State laws governing the Scenic Highway Program are found in the Streets and Highways Code, Section 260 et. seq. A list of existing State scenic highways can be found in Street and Highway Code, Section 263 (Caltrans, 2022).

Please note, no candidate or officially designated State scenic highways are located within the immediate vicinity of the Project site. The closest state scenic highway is a portion of California State Route 1 (SR-1)

which ends at the Traffic Circle neighborhood in Long Beach approximately 0.6 miles to the southeast of CUP Sites #6 and #7. This portion of SR-1 is an "Eligible State Scenic Highways – Not Officially Designated" per Caltrans. Due to the large distance between the nearest CUP Site and, as well as intervening topography and built-out urban structures, the Project would not be visible from this portion of SR-1. Please see Figure 1 above which displays the locations of Caltrans designated and/or eligible State Scenic Highways in relation to the Project site(s).

3.1.3 City of Signal Hill General Plan – Visual Policies & Guidelines

The City of Signal Hill *General Plan* (City of Signal Hill, 2009), Land Use Element and Environmental Resources Element, has several goals and policies related to visual and aesthetic resources. The City General Plan policies that potentially apply to the Project are summarized below. Also see Appendix B for relevant excerpts.

LAND USE ELEMENT

VII – Special Management Areas Map

Petroleum Production Areas

…In sensitive hillside locations the oil field pumping units may also have view impacts. Accordingly, development in oil production areas must consider the following: Irrespective of property lines, new structures must conform to the setback requirements of the Uniform Fire Code. The design of all projects must consider the preservation of access to wells and easements for pipelines and oil field utilities. All wells including active, inactive or abandoned wells must be considered during the plan review process and wells must be abandoned, reabandoned or improved to conform to the State of California, Department of Conservation standards. When feasible, oil production facilities may be integrated into new development projects. Pumping units shall be painted and landscaped to soften visual impacts…

Scenic Vistas

The view from the hilltop is a valued public resource that must be preserved for the benefit of the community and the general public. The Hilltop Area Specific Plan recognizes the importance of preserving the public view and prohibits the construction of new dwellings that may interrupt the current unobstructed views from the Hilltop, Sunset View or Discovery Well Parks. Homeowners are also interested in preserving the view from their private dwellings and the purchase price of hillside housing often includes a "view premium". The City has adopted a View Policy and in the Hilltop Area Specific Plan, a View Ordinance, that attempts to balance existing residents' views and the property owners' right to develop vacant property in accordance with the Hilltop Area Specific Plan or other zoning standards. Through careful planning and analysis of the specific site and the affected views, new structures in hillside areas shall be designed and located where they have the least impact on existing views from private dwellings.

As summarized in Table 1 above, per the City's current Zoning Map[1], CUP Site #4 has a City zoning designation of "Hilltop Area Specific Plan (SP-2)" and therefore falls within the Hilltop Area Specific Plan zone. No other Project areas fall within a specific plan area, or other land use plan area which governs scenic resources. See Figure 1 above, as well as Section 5.1.1 below for additional detail.

VIII – Goals and Policies:

GOAL 3: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses. *Goal 3 recognizes that the community values public safety through design and support of police services, the importance of a healthy environment through building and safety codes, heath and fire and pollution regulation, and an aesthetically pleasing environment through site plan and design review and landscaping standards and the maintenance of private and public lands and facilities*

> ***Policy 3.2:*** *Enhance the interface between existing and future development and oil production activities to protect the access to the resource while mitigating adverse impacts of oil field operations within an urban area.*
>
> ***Policy 3.3:*** *Ensure a sensitive transition between commercial or industrial uses and residential uses by means of such techniques as buffering, landscaping, and setbacks.*
>
> ***Policy 3.4:*** *Promote mixed-use development and ensure compatible integration of adjacent uses to minimize conflicts.*
>
> ***Policy 3.9:*** *Safeguard residential neighborhoods from intrusion by nonconforming and disruptive uses.*
>
> ***Policy 3.12:*** *Encourage and promote high quality design and physical appearance in all development projects.*
>
> ***Policy 3.13:*** *Reinforce Signal Hill's image and community identity within the greater Long Beach Metropolitan area.*
>
> ***Policy 3.14:*** *Preserve and enhance the City's special residential character by encouraging the preservation, renovation and relocation of historic structures in low intensity residential development and a harmonious blending of buildings and landscape.*

ENVIRONMENTAL RESOURCE ELEMENT

VI – Goals and Policies:

Goal 1: *Maintain and enhance the identity and aesthetic quality of Signal Hill as a City with striking view potential, and a City that is carefully managing its transition from resource extraction to balanced land uses.*

> ***Policy 1.1:*** *Protect views both to and from the hill and other scenic features. This will extend to all new development, and to major rebuilding and additions.*
>
> ***Policy 1.4:*** *Protect and enhance the natural topography that exists in the City.*

Goal 2: *Maintain and enhance the City's unique cultural, aesthetic and historic areas.*

[1] https://www.cityofsignalhill.org/DocumentCenter/View/2572/Zoning-Map-2018?bidId=

Policy 2.1: *Protect and enhance the State Historical Landmark at the Alamitos Well Site #1.*

Policy 2.2: *Protect and enhance architectural resources in the City consistent with their significance and importance. Develop ways of encouraging these resources to remain intact as the City grows and develops.*

Goal 4: *Manage the production of economically valuable resources in the city to achieve a balance between current market forces and long-term community values.*

Policy 4.1: *Improve the interface between oil production activities and urban development, both for existing and new projects.*

Policy 4.2: *Encourage the development and production of natural resources that are demanded by the market, and that release land for urban uses at a reasonable and controlled rate.*

Policy 4.3: *Require the restoration and reuse of land no longer necessary or economical for oil-production activities.*

Policy 4.4: *Minimize and eliminate where feasible the adverse environmental impact of resource-production activities. also provide adequate setback and open space where oil-production activities continue adjacent to urban development.*

While the Circulation Element of the General Plan does not contain any goals or policies related to visual or scenic resources that would apply to the Project, Figure 3 within the Circulation Element does designate a series of roadways at higher elevations as a scenic route. Specifically, the portion of E. Hill Street extending west from the intersection of Obispo Avenue continuing along a portion of Skyline Drive, extending from the intersection with E. Hill Street to the intersection with Cherry Avenue to northwest, is a designated scenic route per the City's General Plan. This route uses the existing street system and provides a link between the Crescent Heights Historic District and the Alamitos 1 Well, a State Historical Monument, located at the northeast corner of Temple and Hill Streets. The entire route provides views of urban Southern California, the ocean, and the downtown Long Beach skyline. See Figure 3 taken from the Circulation Element of the General Plan (City of Signal Hill, 2009) in Appendix B for additional detail.

3.1.4 City of Signal Hill – Municipal Code

The City of Signal Hill *Municipal Code* contains various policies and standards related to visual/aesthetical resources (City of Signal Hill, 2021). The following city ordinances potentially apply to visual resources and impacts associated with the Project. Please note, the Project site has the following City zoning designations: Commercial Corridor Specific Plan (SP-6), General Industrial (GI), Planned Develop District-2 (PD-2), Hilltop Area Specific Plan (SP-2), and Light Industrial (LI).

TITLE 16 – OIL AND GAS CODE

Chapter 16.16 – Drilling Standards

Section 16.16.140 – Drill site fencing and walls.

A. Within sixty days of completion of the first well, unless action has been initiated by the operator to abandon the well(s) according to requirements established in this title, all drill sites shall be enclosed with a chain link fence with slates or solid masonry wall eight feet high on all sides,

except those sides on which exists a natural or artificial barrier of equal or greater solidity and height. Gates shall be installed and equipped with keyed locks, kept locked at all times when unattended.

B. Fencing for redrill and rework sites shall comply with all provisions contained in Section 16.20.120.

Section 6.16.160 – Landscaping.

A. Within sixty days of completion of drilling for the first drill well on any site, a border of landscaping shall be installed along the periphery of the drill site to provide adequate screening for all facilities on the site, unless action has been initiated by the operator to abandon the well(s) according to requirements contained in Chapter 16.24 of this title.

B. Landscaping shall be installed and maintained in compliance with a landscape plan submitted and approved pursuant to this title and provisions of Chapter 20.52 of this code.

C. The provisions of this section shall not apply to redrill and rework sites, which shall comply with provisions contained in Section 16.20.130.

Chapter 16.20 – Operating and Safety Standards

Section 16.20.070 – Lighting

All lighting shall be directed or shielded so as to confine direct rays on the drill or operations site and shall be designed to assist in the discovery and prevention of spills. Colored, flashing, fluttering, or blinking lights shall not be used, with the exception of height warning lights as may be required by the Federal Aviation Administration.

Section 16.20.130 – Landscaping--General.

A. Within six months of the effective date of the ordinance codified in this title, operators of well sites, production related tanks and oil operation sites shall submit for approval by the planning director a complete landscape plan including the following:

1. A site plan of the oil operation site as defined by the outer boundary lines including adjacent public streets, well and tank sites, and the following:

a. The precise location of the outer boundary property lines land adjacent public improvements sufficient in detail to assure that any proposed perimeter landscaping will not encroach into the public rights-of-way;

b. Proposed landscaped areas including dimensions;

c. An irrigation plan providing for automatic irrigation or a written plan for manual watering;

d. Proposed trees, shrubs, and ground covers including size, quantity, and spacing;

e. Instructions for the preparation of soils, quantities of soils amendments, staking of trees, etc.;

f. Other pertinent information as may be deemed necessary by the planning director.

B. Review procedure. The site plan as set forth in subsection (A) of this section shall be reviewed and approved, conditionally approved or denied by the planning director based on findings of consistency with the purpose and intent of this chapter and consistency with the requirements herein or as the case may be the design guidelines for the Willow/Spring/Cherry Corridors and the Map of Oil Field Perimeters on file in the community development department.

1. *If the planning director denies the landscape plan, the operator shall cause the plan to be revised within thirty days and resubmit for review and approval.*
2. *If the planning director approves the landscape plan, the operator shall do the following:*
    a. *Enter into a landscape plan and maintenance agreement allowing for the city to repair or replace dead or neglected landscaping and recover any costs incurred from the oil operators;*
    b. *Install the landscaping in accordance with the approved landscape plan within three months.*

Section 16.20.140 – Landscaping--Minimum requirements.

Landscaping shall be designed to screen the perimeter of oil operations sites and create buffers between oil field facilities and urban uses. Landscaping shall implement the Landscape Design Guidelines for the Willow/Spring/Cherry Corridors on file in the community development department and be arranged to improve the visual appearance of oil field activities and to mitigate the impact of oil-related activities on urban development while still allowing normal oil recovery operations. Recognizing variations in oil well locations, pumping units, concrete pads, pipes, and other potential obstructions and the need, in some cases, for unobstructed access to operations, the following minimum landscaping standards shall apply.

A. *Four fifteen gallon size trees and six five gallon size shrubs shall be provided for each oil well.*
B. *Four fifteen gallon size trees and six five gallon size shrubs shall be provided for each tank.*
C. *Automatic irrigation systems or other provisions for regular watering shall be provided. The use of drought tolerant trees and shrubs is recommended.*
D. *All landscaping and irrigation shall be properly maintained in accordance with an approved landscaping plan and maintenance agreement.*
E. *It shall be the responsibility of the inspector to inspect landscaping and order the operator to repair, prune, or replant as necessary to maintain a high quality standard of landscaping appearance. When necessary, the inspector shall enforce the landscape plan and maintenance agreement.*

Section 16.20.150 – Painting

A. *All pumping units, storage tanks, heaters, exposed pipelines, and buildings or structures located on an oil operation site shall be painted as may be regularly needed, and be maintained reasonably free of rust, oil and stains. Pipelines less than four inches in diameter need not be painted.*
B. *The inspector shall require periodic painting. In making such determinations, the inspector shall consider the deterioration of the quality of material of which such facility or structure is constructed, the degree of deterioration, and its appearance.*
C. *Paint color shall be approved by the director and shall be compatible with surrounding uses. Special painting required by D.O.G. for moving parts shall be exempt from the requirement for director approval.*

Chapter 16.25 – Storage Facilities

Section 16.25.030 – Maximum tank height--Oil production site.

A. *The maximum height for tanks of crude oil on oil production-related sites shall be limited to sixteen feet. An additional three feet in height in excess of the maximum tank height otherwise permitted may be permitted and approved by the director for the following: appurtenant*

facilities, piping, safety rails, or similar equipment required to operate and maintain the tank; provided, that no space above the height limit otherwise set forth herein shall be used for tank storage.

B. The maximum height for wash tanks on oil production-related sites shall be limited to sixteen feet.

C. The provisions of this section shall not apply to replacement or presence of any tank constructed prior to the effective date of the ordinance codified in this title.

TITLE 20 – ZONING

Chapter 20.49 – Site Plan and Design Review

Section 20.52.050 – Findings and standard of review.

A. Findings. In approving or conditionally approving a site plan and design review application, the director of planning and community development, the planning commission or city council, as the case may be, shall find that:

1. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city;

2. The proposed project is in conformance with any redevelopment plan and regulations of the redevelopment agency and any executed owner's participation agreement or disposition and development agreement;

3. The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:

a. Facilities and improvements;
b. Pedestrian and vehicular ingress, egress, and internal circulation;
c. Setbacks;
d. Height of buildings;
e. Signs;
f. Mechanical and utility service equipment;
g. Landscaping;
h. Grading;
i. Lighting;
j. Parking;
k. Drainage;
l. Intensity of land use;

4. The topography is suitable for the proposed site plan and the site plan, as proposed, is suitable for the use intended;

5. The proposed development provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.

B. Site Plan and Design Review Criteria. In reviewing any site plan or design review application pursuant to the requirements of this chapter, the director of the department of planning and community development, the planning commission, or the city council, as the case may be, shall utilize the following criteria:

1. *The overall development plan integrates land with building forms and achieves architectural unity and environmental harmony within the development, consistent with the objective of emphasizing and enhancing the positive aesthetic characteristics existing, developing or to be developed in the surrounding area;*
2. *Structures shall be situated so as to respect and respond to the existing topography, to minimize alteration of natural land forms, to minimize disruption of desirable trees and vegetation, and to minimize interference with the privacy of and views from surrounding properties;*
3. *Building pads should be established and graded as near to existing topographic elevations as possible and in such manner as to blend with contours of adjoining properties and avoid abrupt transitions;*
4. *The size and location of proposed structures enhance, protect or minimize interference with the views of or vistas to the hill which is that area generally bounded by Willow Street on the north, 21st Street on the south, Cherry Avenue on the west and Temple Avenue on the east, from major, modified, and secondary modified streets and from any other public areas;*
5. *Exterior building treatments are restrained, not harsh or garish, and selected for durability, wear characteristics, ease of maintenance, and initial beauty. All exterior treatments are coordinated with regard to color, materials, architectural form and detailing to achieve design harmony and continuity. Exposed metal flashing or trim should be anodized or painted to blend with the exterior colors of the building;*
6. *Rooflines on a building are compatible through-out the development and with surrounding development;*
7. *Buildings and related outdoor spaces are designed to avoid abrupt changes in building scale. The height and bulk of buildings are in scale with surrounding sites and do not visually dominate the site or call undue attention to buildings. Structures higher than two stories emphasize horizontal, as well as vertical appearance, e.g., by the use of projection or recession of stories, balconies, horizontal fenestration, changes in roof levels or planes, landscaping or outdoor structures or detailing, to convey a more personal scale;*
8. *The development protects the site and surrounding properties from noise, vibration, odor, and other factors which may have an adverse effect on the environment;*
9. *The designs of buildings, driveways, loading facilities, parking areas, signs, landscaping, lighting and other project features are responsive both to functional requirements, such as automobile, pedestrian and bicycle circulation, and to aesthetic concerns including the visual impact on other properties and from the view of the public street;*
10. *The designs of accessory structures, fences and walls are harmonious with main buildings, insofar as possible, the same building materials are used on all structures on the site;*
11. *Proposed signs, and the materials, size, color, lettering, location and arrangement thereof, are an integrated part of and complementary to the overall design of the entire development;*
12. *Landscaping is incorporated in such a way as to complement the overall development, enhance visual interest and appeal, and visually integrate buildings within the natural setting. Landscaping shall include combinations of trees, shrubs, turf, and groundcover with major emphasis on utilization and retention of native species and drought tolerant plant materials suited to local climatic conditions. Landscaping in parking areas shall be located so*

as to provide visual relief from expanses of paved surfaces. Landscaping buffers shall be used to screen exterior trash and recycling areas, loading docks and ramps, electrical utility boxes and transformers, and fire flow valves and backflow preventers;

13. *Landscape buffers should also be used, in conjunction with earthen berms, to minimize the visual impact and presence of vehicles by screening them from view to the extent feasible from both on-site and off-site vantage points;*
14. *Mechanical and utility service equipment is designed as part of the structure or is screened consistent with building design. Electrical transformers shall not be located in required front yard setbacks. Large vent stacks and similar features should be avoided, but if essential, are screened from view or painted to be nonreflective and compatible with building colors. Rooftop mechanical equipment shall be screened from view of public rights-of-way or integrated into the design of the structure. Particular attention should be paid to minimizing the visual impact of rooftop equipment which may be visible from properties or rights-of-way at higher elevations;*
15. *Natural space-heating, cooling, ventilation and day lighting are provided, to the extent possible, through siting, building design and landscaping. Deep eaves, overhangs, canopies and other architectural features that provide shelter and shade should be encouraged;*
16. *Trash enclosures and truck loading areas, to the extent feasible, shall be located out of view from public rights-of-way, and shall be of appropriate size and shape to accommodate additional receptacles for recycling materials;*
17. *Proposed building, walkway, and parking lighting enhances building design and landscaping, as well as security and safety, and does not create glare for occupant on adjoining properties;*
18. *Drainage is provided so as to avoid flow onto adjacent property;*
19. *On new development, all utility facilities are underground;*
20. *Adequate provisions are made for fire safety;*
21. *All Oil and Gas Code development standards contained in Chapter 16.24 are met., and a condition of approval has been added that prior to issuance of any certificate of occupancy for developments constructed over or in close proximity to abandoned wells, the property owner shall record a declaration of CC&Rs, in a form subject to the review and approval of the City Attorney, putting future owners and occupants on notice of the following: the existence of abandoned wells on the site; that the wells within the area of development have been leak tested and found not to leak; description of any methane mitigation measures employed; disclosure that access to these wells has been provided to address the fact that they may leak in the future causing potential harm; acknowledgment that the state may order the reabandonment of any well should it leak in the future; acknowledgment that the state does not recommend building over wells; and releasing and indemnifying the city for issuing project permits.*
22. *All zoning ordinance development standards are met.*

3.2 Environmental Setting

This section describes the existing environment and visual features in and around the seven CUP Sites, as well as the surrounding public viewpoints of potential concern. For this Project, the existing visual setting includes the current state of the CUP Sites, all of which are developed and operational oil and gas extraction and processing facilities.

3.2.1 Project Setting & Roadways

As discussed and summarized in Table 1 above, the Project site(s) (i.e., CUP Site #1 through #7) are located throughout the City of Signal Hill, within developed urban areas, adjacent to lands currently used for industrial, commercial and residential uses. Additionally, many of the adjacent properties/land uses are either owned by SHP and leased out to various residential, commercial, or industrial tenants, or were previous owned by SHP and sold for redevelopment.

The CUP Sites are also located adjacent to numerous public roadways/rights-of-ways. Nearby prominent roadways include the following: Interstate 405 (I-405), Atlantic Avenue, and E. Spring Street (near CUP Site #1); Orange Avenue (adjacent to CUP Site #2); E. Willow Street (south of CUP Site #3); Temple Avenue/Obispo Avenue (east of CUP Site #5); and, Redondo Avenue (east of CUP Sites #6 and #7). As discussed in Section 3.1.2 above, a portion of SR-1 approximately 0.6 miles southeast of CUP Sites #6 and #7 is an "Eligible State Scenic Highways – Not Officially Designated"; however, no Project areas are visible from this portion of SR-1. See Figure 1 above which shows the State eligible and designated scenic roadway (i.e., SR-1) in relation to the Project site.

The existing topography surrounding the majority of the CUP Sites is generally flat. The hill of which the City is named is located within the geographical center of the City limits, and represents the only elevated topographical feature in the Project vicinity. Hilltop Park sits atop the western portion of the hill. Per the City's Parks and Recreation Master Plan (City of Signal Hill, 2009), Hilltop Park represents the only public park within the vicinity of the Project. As shown on Figure 1, CUP Sites #4 and #5 are situated along the northern base of the hill. Additionally, various public hiking trails are located in the areas within the vicinity of CUP Sites #4 and #5.

In accordance with the City's Oil and Gas Code (see Section 3.1.4), the entire perimeter of each CUP Site is sufficiently screened from public view, through a combination of existing block walls, fences/screens, and landscaping. Perimeter landscaping has also been planted along the majority of the CUP Site boundaries, especially those facing public rights-of-way. Each CUP Site access point is gated and locked. Signs have also been placed at the access points and on the perimeter fencing as necessary to identify the operations and warn the public that no public access/trespassing is allowed. Additionally, the sites would continue to be monitored 24-hours per day by SHP employees. Existing perimeter barriers and landscaping would continue to be maintained throughout the life of the Project in accordance with applicable City requirements. See the site photos in Appendix A and the photo simulations below, which show existing visual screening (e.g., block walls, landscaping, etc.) located around the perimeter of each CUP Site.

3.2.2 Local Viewpoints & Scenic Vistas

To assess the state of visual resources within the Project vicinity, various viewsheds were mapped in the field by Sespe staff during site visits conducted over the course of two weeks (beginning April 12th, 2022 and ending April 27th, 2022). On those days, the atmospheric conditions were clear, calm, and sunny, and therefore represent conditions under which the highest level of potential Project visibility would occur. The chosen viewsheds were established by determining publicly accessible areas surrounding the CUP Site perimeters that would have a potentially unobstructed or partial line-of-sight view of the proposed Project activities. However, as described above, the areas surrounding the CUP Sites are mostly flat and developed with existing buildings, fences/walls, and landscaping, and these existing structures and screening generally obscure views of the Project site(s) from more distant viewpoints. Therefore, the Project viewsheds are generally limited to areas located immediately adjacent to the perimeter of the CUP Sites along publicly accessible roadways.

Table 3 below outlines the chosen viewpoints considered within this Visual Impact Analysis. These locations were selected as they represent areas that are heavily travelled, both surrounding the Project site and along nearby routes of travel, and therefore considered to have potential visual sensitivity. Additionally, visual impacts at these closest viewpoints conservatively account for potentially affected views at locations farther from the Project site. See the photo simulations below which display the locations of these public viewpoints in relation to the CUP Sites.

Table 3 Summary of Public Viewpoints Analyzed

Map Reference	Location	Approx. Distance from Project Site	Description
#1	Southeast of CUP Site #1 (Gateway Center)	Adjacent to CUP Site #1	This viewpoint is located adjacent to the southeast corner of CUP Site #1, within the parking lot of the Gateway Center, looking northwest toward the Project site.
#2	East of CUP Site #2 (E. Spring Street)	350-feet (approx.) to the east	This viewpoint is located approximately 350-feet from the northeast corner of CUP Site #2, looking west toward the Project site from E. Spring Street.
#3	Southeast of CUP Site #3 (E. Street Street)	330-feet (approx.) to the southeast	This viewpoint is located approximately 330-feet from the southeast corner of CUP Site #3, looking west toward the Project site from the intersection of E. Willow Street and Town Court.
#4	Northeast of CUP Site #4 (Combellack Drive)	390-feet (approx.) to the northeast	This viewpoint is located approximately 390-feet from the northeast corner of CUP Site #4, looking southwest toward the Project site from the intersection of Combellack Drive and Junipero Avenue.
#5	South of CUP Site #5 (Panorama Drive)	460-feet (approx.) to the south	This viewpoint is located approximately 460-feet south of CUP Site #5 along the hillside, looking north toward the Project site from Panorama Drive.

Map Reference	Location	Approx. Distance from Project Site	Description
#6	Northeast of CUP Site #6 (Redondo Avenue)	60-feet (approx.) to the northeast	This viewpoint is located approximately 60-feet from the northeast corner of CUP Site #6, looking southwest toward the Project site from the intersection of Redondo Avenue and 20th Street.
#7	West of CUP Site #7 (Obispo Avenue)	420-feet (approx.) to the west	This viewpoint is located approximately 420-feet from the northwest corner of CUP Site #7, looking east toward the Project site from the intersection of Obispo Avenue and E. Grant Street.

See the simulations below which display the locations of the viewpoints described above.

4.0 SIGNIFICANCE THRESHOLDS

The CEQA Guidelines include a set of criteria that should be evaluated for all applicable projects. These criteria are found in the Environmental Checklist in Appendix G of the CEQA Guidelines (CCR, Title 14, Division 6, Chapter 3, § 15000 – 15387). Section I of the Environmental Checklist outlines criteria for aesthetical analysis, and these specific criteria form the basis of the significance thresholds utilized to determine potential impacts visual and aesthetic resources resulting from the Project. Specifically, the CEQA Guidelines indicate that a Project will have a potentially significant effect if any of the following are true:

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 non-urbanized 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?*

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

The Project's visual impacts are assessed on the basis of these specific criteria within Section 5.0 of this Visual Impact Analysis.

4.1 Rating Visual Quality

As described in Section 3.1.1, the BLM developed the VRM System to objectively rate the quality of visual resources and evaluating changes in scenic quality attributed to a proposed change in land use, in this case the continuation of SHP's existing oil and gas operations at the seven CUP Sites, as well as the proposed natural gas system modifications at CUP Site #2. As described previously, the BLM system uses quantitative and qualitative methods to measure potential visual impacts. According to this method,

visual quality is rated according to the presence and characteristics of seven (7) key components of the landscape. Specifically, these components include landform, vegetation, water, color, adjacent scenery, scarcity, and cultural modifications.

Per BLM guidelines, in the visual resource inventory process lands are given an A, B, or C rating based on the apparent scenic quality which is determined using the seven (7) key factors described above. During the rating process, each of these key factors are ranked on a comparative basis with similar features within the physiographic province. See Table 2 which displayed the point values associated with the seven (7) key factors. Based on this point system, a score of 19 or more receives and A rating, a score between 12 and 18 receives a B rating, and a score of 11 or less receives a C rating.

By comparing the difference in visual quality ratings from the baseline ("before" condition) to post-project ("after" condition) visual conditions, the severity of project related visual impacts can be quantified. However, in some cases, visual changes caused by projects may actually have a beneficial visual effect and may enhance scenic quality. Although the Project has no Federal nexus, use of the VRM is acceptable as it allows visual resources and impacts to be subjectively quantified. In the absence of adopted regulatory thresholds for evaluating the significance of project visual impacts, the following BLM designations are used, herein, to rank the significance of Project impacts:

- **Potentially Significant Impact:** Any impact that could potentially lower the visual quality of an identified viewpoint by 3 points, or more, and for which no feasible or effective mitigation can be identified.
- **Less Than Significant Impact with Mitigation Incorporated:** Any impact that could potentially lower the visual quality of an identified viewpoint by 3 points or more but can be reduced to less than 3 points with mitigation incorporated. Therefore, specific mitigation measures are provided to reduce the impact to a less than significant level.
- **Less Than Significant Impact:** Any impact that could potentially lower the visual quality of an identified viewpoint by 2 point or less. In visual impact analysis, a less than significant impact usually occurs when a project's visual modifications can be seen but do not dominate, contrast with, or strongly degrade a sensitive viewpoint.
- **No Impact:** The project would not have an impact from an identified viewpoint. In visual impact analysis, there is no impact if the project's potential visual modifications cannot be seen from an identified viewpoint.

The BLM's rating criteria will be utilized to rate visual impacts resulting from the proposed Project at the seven (7) specific viewpoints listed in Table 3. Specifically, the BLM's standards will be utilized to address CEQA Guidelines Appendix G, Aesthetics Threshold Criteria a) and c). Please see Section 5.1.1 and Section 5.1.3 below for more details.

5.0 PROJECT LEVEL IMPACTS & MITIGATION MEASURES

5.1 Aesthetics Impact Assessment

5.1.1 Substantial Adverse Effect on a Scenic Vista

Impact Statement

Impact AESTHETICS-1: *Would the project have a substantial adverse effect on a scenic vista?* **(CEQA Guidelines Appendix G, Aesthetics Threshold Criteria (a))**

Impact Analysis

The City of Signal Hill *General Plan*, specifically the Land Use Element, notes that scenic vista(s) within the City that should be considered and "*preserved for the benefit of the community and the general public*" are generally "*view(s) from the hilltop*" (City of Signal Hill, 2009). Therefore, the primary scenic vistas within the Project vicinity would be views from the hill located within the central portion of the City, located south of CUP Site #4 and CUP Site #5 (see Figure 1). Because public viewpoints on the hill sit at a slightly higher elevation compared to the lower, flat topography found throughout the remainder of the City, Project operations, especially those occurring at CUP Sites #4 and #5, could be potentially visible from publicly accessible areas atop the hill looking north. Please see the photo simulations below, specifically the simulations for Location #5 located to the south of CUP Site #5 looking north/northeast from Panorama Drive.

Note that the City of Signal Hill *County Code* (City of Signal Hill, 2021) does not designate any specific scenic vistas within the Project vicinity.

As described in Section 2.2, the Project is primarily the continuance of SHP's existing consolidated oil and gas operations at the seven CUP Sites for the proposed 20-year term, as well as the proposed redundancy and efficiency modifications to the existing natural gas system located at CUP Site #2. As such, installation of the proposed natural gas processing equipment at CUP Site #2 is the primary "new" Project feature/structure with the potential to generate new visual impacts. Additionally, although drilling and redrilling operations have and would continue to occur in the same manner and location (i.e., within the CUP Site boundaries), and using the same equipment/drill rigs that SHP currently uses, conservatively this Visual Impact Analysis has quantified the potential visual effects associated with the future operation of the drill rig(s) at each CUP Site during the proposed 20-year Project term.

Gas System Modification: As discussed previously and shown in Appendix A, the natural gas modifications would be installed at-grade, within the northwestern portion of CUP Site #2, adjacent to the existing natural gas/vapor recovery systems and two-story field office/power turbine building. The dimensions of the proposed back-up LTS/membrane system would be generally identical to the existing system gas processing system (see Appendix A for relevant photos), and would extend approximately 35-feet in height above the existing ground surface within CUP Site #2; however, due to existing structures, topography, and visual screening (e.g., walls, landscaping, etc.), the new equipment would not be visible from adjacent public viewpoints surrounding CUP Site #2 along E. Spring Street, Orange Avenue, and E. 29th Street. Specifically, the existing 3-story power plant building (approximately 50-feet in height), as well as the existing block walls (approximately 6-feet high), which surround CUP Site #2 along the norther,

western, and southern perimeters, would completely block line-of-sight between the proposed gas plant equipment (i.e., LTS and membrane) and offsite locations. Refer to the photos in Appendix A for additional detail.

New Well Cellars: As discussed above, SHP would generally continue drilling/redrilling operations within the existing well cellars at each CUP Site; however, consistent with past operations, at times a new ancillary well cellar may need to be created. As with SHP's current protocols, new well cellars are created by excavating a shallow hole (approximately 6-feet wide, 6-feet long, and 5-feet deep). Once excavation is complete, a pre-cast concrete box or a large diameter galvanized round steel pipe is placed into the excavation hole to secure the new well cellar. Additionally, if new wells were drilled within a new well cellar, additional aboveground pumps/piping might also be installed.

While any new well cellars/extraction pumps would constitute a new aboveground structure, due to the existing visual screening and landscaping that surrounded each CUP Site, these features would generally not be visible from offsite public viewpoints, nor result in a new visual impact. In accordance with the City's Oil and Gas Code (see Section 3.1.4), the entire perimeter of each CUP Site is sufficiently screened from public view, through a combination of existing block walls, fences/screens, and landscaping. Perimeter landscaping has also been planted along the majority of the CUP Site boundaries, especially those facing public rights-of-way. Additionally, any new well cellars and/or pumps constructed as part of the Project would be installed within the existing CUP boundaries, in accordance with the applicable setback requirements outlined in the City's Oil and Gas Code (Municipal Code – Title 16). As such, potential visual impacts resulting from the installation of new well cellars and/or related pumping equipment would be less than significant.

Ongoing Drilling/Redrilling Activities: While the gas system modifications and new well cellars/pumping equipment would not be visible from public viewpoints, ongoing drilling/redrilling operations using SHP's existing drill rigs would be visible. Due to the tall height of the drill rig equipment (ranging from approximately 110-feet to 118-feet above the ground surface), existing visual screening and landscaping would not be sufficient to obscure views of the drill rig(s) when operating at a given CUP Site. See the photo documentation and simulations presented below, which summarize the potential visual impacts associated with the continued drilling/redrilling operations at each CUP site.

As shown in the simulations below, while the drill rig would be partially visible when operating at CUP Site #5, only the top portion of the drill rig is expected to be visible from the adjacent hill (i.e., along Panorama Drive). Additionally, because the existing urban setting is densely developed with numerous existing large/tall structures within the immediate vicinity of CUP Site #5, temporary views of the drill rig at CUP Site #5 (as well as CUP Site #4) are not expected to degrade the regional visual quality, or adversely impact views from or of the top of the hill. As such, the Project would maintain views of the surrounding natural landforms and ridgelines from public viewpoints and is therefore not expected to impede scenic views from atop the hill.

In addition to scenic views described above for CUP Site #5, the BLM's rating system was also utilized to address CEQA Guidelines Appendix G, Aesthetics Threshold Criteria a) for the remainder of the CUP Sites. Specifically, the BLM's VRM rating system was used to quantify visual impacts resulting from future Project

drilling/redrilling at the seven (7) specific viewpoints listed in Table 3. Please see the exhibits/visual simulations presented below, which compare the existing Project site views to the simulated temporary views of the drill rig if/when the equipment would operate at each of the CUP Sites. Both the pre-Project/existing views and the Project views were given individual BLM rating criteria scores to determine the potential significance of visual impacts at each location. Table 4 below summarizes the relevant BLM ratings criteria scores at each location. As described in Section 4.1, a potentially significant impact would result if it is determined that the Project could potentially lower the visual quality of an identified viewpoint by -3 points or more.

Table 4 BLM Visual Project Impacts at Nearby Viewpoints

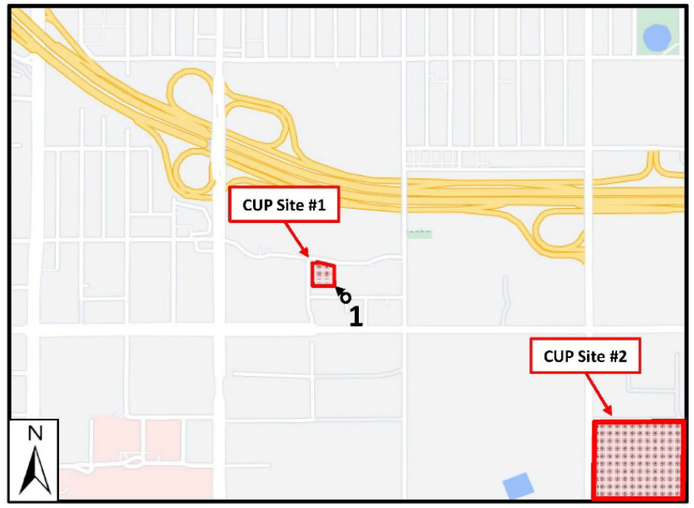
Location #	Existing/Baseline View Rating	Project View Rating (Drill Rig)	Ratings Change due to Project	Significant? [1]
#1	6	5	-1	Less Than Significant Impact
#2	5	4	-1	Less Than Significant Impact
#3	7	6	-1	Less Than Significant Impact
#4	10	9	-1	Less Than Significant Impact
#5	12	11	-1	Less Than Significant Impact
#6	7	5	-2	Less Than Significant Impact
#7	7	6	-1	Less Than Significant Impact

See the summaries below which displays the location of each viewpoint in relation to the seven CUP Sites.

1 – A potentially significant impact would result if it is determined that the Project could potentially lower the visual quality of an identified public viewpoint by -3 points or more (see Section 4.1).

Baseline View from Nearby Public Viewpoint/Shopping Center

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	2
Water	0
Color	2
Influence of Adjacent Scenery	1
Scarcity	2
Cultural Modifications	-2
TOTAL	6



Drilling/Redrilling View from Nearby Public Viewpoint/Shopping Center

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	2
Water	0
Color	2
Influence of Adjacent	1
Scarcity	2
Cultural Modifications	-3
TOTAL	5

Viewpoint #1 (CUP Site #1) - Views from Shopping Center Parking Lot (Gateway Center)

Existing Views: As shown in the adjacent photo, SHP's existing operations are generally obscured from public view by the existing block wall (approximately 8-feet in height) and perimeter landscaping, which surround CUP Site #1 on all sides.

Drilling/Redrilling Operational Views: As shown in the adjacent photo (taken April 13, 2022), the top portion of the drill rig is visible from surrounding public viewpoints when operating at CUP Site #1. While the drill rig is visible, visual effects would be temporary in nature (drilling/redrilling would occur intermittently, on an as needed basis). Additionally, drill rigs (such as the one displayed in the photo) have been operating at CUP Site #1 for decades, and views of the equipment are not inconsistent with the existing, developed urban character of the area.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) System.

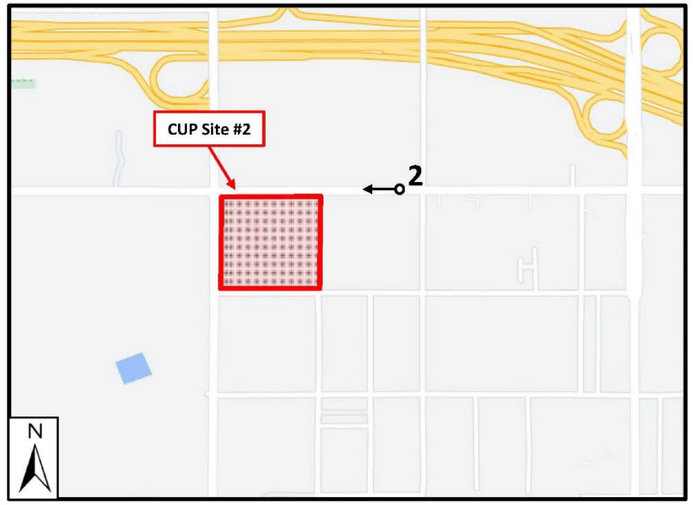
SESPE CONSULTING, INC.

CUP SITE	VIEWPOINT #1 - CUP SITE #1		
#1	Signal Hill Petroleum, Inc. 2633 Cherry Avenue Signal Hill, California 90755		
PROJECT #:	210509.0416	DATE:	7/6/22
SCALE:	See Above	DRAWN BY:	GPS

Viewpoint #1 – Baseline vs. Drill Rig Views

Baseline View from Nearby Public Viewpoint/E. Spring Street

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	1
Water	0
Color	2
Influence of Adjacent Scenery	1
Scarcity	2
Cultural Modifications	-2
TOTAL	5



Drilling/Redrilling View from Nearby Public Viewpoint/E. Spring Street

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	1
Water	0
Color	2
Influence of Adjacent	1
Scarcity	2
Cultural Modifications	-3
TOTAL	4

Viewpoint #2 (CUP Site #2) - Views from E. Spring Street (looking west toward CUP Site #2)

Existing Views: As shown in the adjacent photo, SHP's existing operations are generally obscured from public view by the existing block wall (approximately 6-feet in height) and perimeter landscaping, which surround CUP Site #2 on all sides.

Drilling/Redrilling Operational Views: As shown in the adjacent photo simulation, the top portion of the drill rig is visible from surrounding public viewpoints when operating at CUP Site #2. While the drill rig is visible, the majority of the drill rig would be obscured by existing trees/landscaping, and visual effects would be temporary in nature (drilling/redrilling would occur intermittently, on an as needed basis). Additionally, drill rigs (such as the one displayed in the simulation) have been operating at CUP Site #2 for decades, and views of the equipment are not inconsistent with the existing, developed urban character of the area.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) System.

SESPE CONSULTING, INC.

CUP SITE	VIEWPOINT #2 - CUP SITE #2		
#2	Signal Hill Petroleum, Inc. 2633 Cherry Avenue Signal Hill, California 90755		
PROJECT #:	210509.0416	DATE:	7/6/22
SCALE:	See Above	DRAWN BY:	GPS

Viewpoint #2 – Baseline vs. Drill Rig Views

Baseline View from Nearby E. Willow Street & Town Court

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	1
Water	0
Color	1
Influence of Adjacent Scenery	3
Scarcity	2
Cultural Modifications	-2
TOTAL	7

Drilling/Redrilling View from Nearby E. Willow Street & Town Court

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	1
Water	0
Color	1
Influence of Adjacent	3
Scarcity	2
Cultural Modifications	-3
TOTAL	6

Viewpoint #3 (CUP Site #3) - Views from intersection of E. Willow Street & Town Court

Existing Views: As shown in the adjacent photo, SHP's existing operations are generally obscured from public view by the existing fencing and block walls (located behind the green fencing) and perimeter landscaping, which surround CUP Site #3 on all sides.

Drilling/Redrilling Operational Views: As shown in the adjacent photo (Google Earth™ - Street View image), the top portion of the drill rig is visible from surrounding public viewpoints when operating at CUP Site #3. While the drill rig is visible, visual effects would be temporary in nature (drilling/redrilling would occur intermittently, on an as needed basis). Additionally, CUP Site #3 is somewhat setback from adjacent public rights-of-way in the background of nearby viewpoints, and drill rigs (such as the one displayed in the photo) have been operating at CUP Site #3 for decades, and views of the equipment are not inconsistent with the existing, developed urban character of the area.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) System.

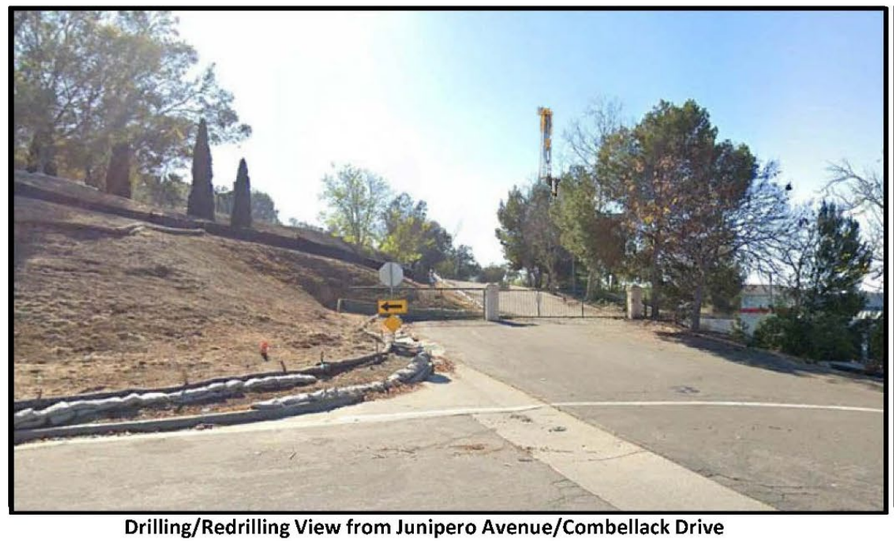
SESPE CONSULTING, INC.

CUP SITE	VIEWPOINT #3 - CUP SITE #3		
#3	Signal Hill Petroleum, Inc. 2633 Cherry Avenue Signal Hill, California 90755		
PROJECT #:	210509.0416	DATE:	7/6/22
SCALE:	See Above	DRAWN BY:	GPS

Viewpoint #3 – Baseline vs. Drill Rig Views

Baseline View from Junipero Avenue/Combellack Drive

Key Factors	Ratings Criteria Score
Landform	3
Vegetation	2
Water	0
Color	2
Influence of Adjacent Scenery	3
Scarcity	2
Cultural Modifications	-2
TOTAL	10



Drilling/Redrilling View from Junipero Avenue/Combellack Drive

Key Factors	Ratings Criteria Score
Landform	3
Vegetation	2
Water	0
Color	2
Influence of Adjacent	3
Scarcity	2
Cultural Modifications	-3
TOTAL	9

Viewpoint #4 (CUP Site #4) - Views from Junipero Avenue/Combellack Drive (looking southwest toward CUP Site #4)

Existing Views: As shown in the adjacent photo, SHP's existing operations are generally obscured from public view by the existing topography and perimeter landscaping.

Drilling/Redrilling Operational Views: As shown in the adjacent photo simulation, the top portion of the drill rig is visible from surrounding public viewpoints when operating at CUP Site #4. While the drill rig is visible, the majority of the drill rig would be obscured by existing trees/landscaping, and visual effects would be temporary in nature (drilling/redrilling would occur intermittently, on an as needed basis). Additionally, drill rigs (such as the one displayed in the simulation) have been operating at CUP Site #4 for decades, and views of the equipment are not inconsistent with the existing, developed urban character of the area.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) System.

SESPE CONSULTING, INC.

CUP SITE	VIEWPOINT #4 - CUP SITE #4		
#4	Signal Hill Petroleum, Inc. 2633 Cherry Avenue Signal Hill, California 90755		
PROJECT #:	210509.0416	DATE:	7/6/22
SCALE:	See Above	DRAWN BY:	GPS

Viewpoint #4 – Baseline vs. Drill Rig Views

Baseline View from Nearby Public Viewpoint/Panorama Drive

Key Factors	Ratings Criteria Score
Landform	3
Vegetation	3
Water	0
Color	3
Influence of Adjacent Scenery	3
Scarcity	2
Cultural Modifications	-2
TOTAL	12

Drilling/Redrilling View from Nearby Public Viewpoint/Panorama Drive

Key Factors	Ratings Criteria Score
Landform	3
Vegetation	3
Water	0
Color	3
Influence of Adjacent	3
Scarcity	2
Cultural Modifications	-3
TOTAL	11

Viewpoint #5 (CUP Site #5) - Views from Panorama Drive (looking north toward CUP Site #5)

Existing Views: As shown in the adjacent photo, SHP's existing operations are generally obscured from public view by the existing screens and perimeter landscaping, which surround CUP Site #5 on all sides.

Drilling/Redrilling Operational Views: As shown in the adjacent photo simulation, only the top portion of the drill rig is visible from surrounding public viewpoints when operating at CUP Site #5. While the drill rig is visible, the majority of the drill rig would be obscured by existing trees/landscaping, visual effects would be temporary in nature (drilling/redrilling would occur intermittently, on an as needed basis). Additionally, as shown in the simulation, the drill rig would generally blend in with the existing structures/urban sprawl located in the background. Lastly, drill rigs (such as the one displayed in the simulation) have been operating at CUP Site #5 for decades, and views of the equipment are not inconsistent with the existing, developed urban character of the area.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) System.

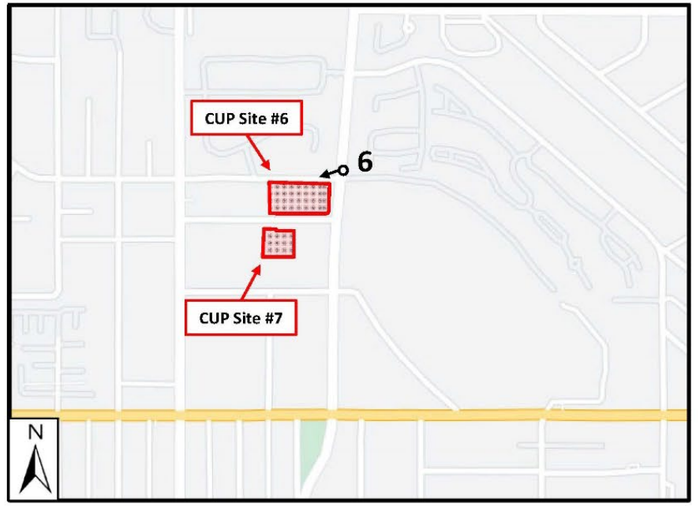
SESPE CONSULTING, INC.

CUP SITE	VIEWPOINT #5 - CUP SITE #5		
#5	Signal Hill Petroleum, Inc. 2633 Cherry Avenue Signal Hill, California 90755		
PROJECT #:	210509.0416	DATE:	7/6/22
SCALE:	See Above	DRAWN BY:	GPS

Viewpoint #5 – Baseline vs. Drill Rig Views

Baseline View from Redondo Avenue & E. 20th Street

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	1
Water	0
Color	1
Influence of Adjacent Scenery	3
Scarcity	2
Cultural Modifications	-2
TOTAL	7



Drilling/Redrilling View from Redondo Avenue & E. 20th Street

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	1
Water	0
Color	1
Influence of Adjacent	2
Scarcity	2
Cultural Modifications	-3
TOTAL	5

Viewpoint #6 (CUP Site #6) - Views from intersection of Redondo Avenue & E. 20th Street

Existing Views: As shown in the adjacent photo, SHP's existing operations are generally obscured from public view by the existing block wall (approximately 6- to 8-feet in height) and perimeter landscaping, which surround CUP Site #6 on all sides.

Drilling/Redrilling Operational Views: As shown in the adjacent photo simulation, the top portion of the drill rig is visible from surrounding public viewpoints when operating at CUP Site #6. While the drill rig is visible, visual effects would be temporary in nature (drilling/redrilling would occur intermittently, on an as needed basis). Additionally, drill rigs (such as the one displayed in the simulation) have been operating at CUP Site #6 for decades, and views of the equipment are not inconsistent with the existing, developed urban character of the area.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) System.

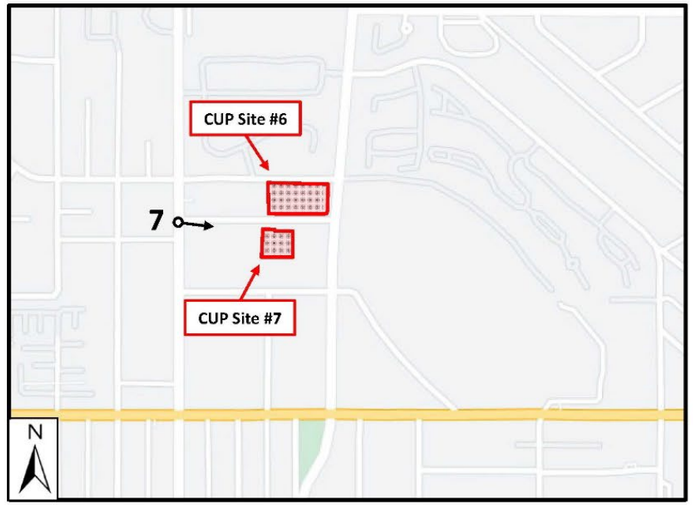
SESPE CONSULTING, INC.

CUP SITE	VIEWPOINT #6 - CUP SITE #6		
#6	Signal Hill Petroleum, Inc. 2633 Cherry Avenue Signal Hill, California 90755		
PROJECT #:	210509.0416	DATE:	7/6/22
SCALE:	See Above	DRAWN BY:	GPS

Viewpoint #6 – Baseline vs. Drill Rig Views

Baseline View from Obispo Avenue & E. 20th Street

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	1
Water	0
Color	1
Influence of Adjacent Scenery	3
Scarcity	2
Cultural Modifications	-2
TOTAL	7



Drilling/Redrilling View from Obispo Avenue & E. 20th Street

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	1
Water	0
Color	1
Influence of Adjacent	3
Scarcity	2
Cultural Modifications	-3
TOTAL	6

Viewpoint #7 (CUP Site #7) - Views from intersection of Obispo Avenue & E. 20th Street

Existing Views: As shown in the adjacent photo, SHP's existing operations are generally obscured from public view by the existing block wall (approximately 6- to 8-feet in height) and perimeter landscaping, which surround CUP Site #7 on all sides.

Drilling/Redrilling Operational Views: As shown in the adjacent photo simulation, the top portion of the drill rig is visible from surrounding public viewpoints when operating at CUP Site #7. While the drill rig is visible, existing buildings surrounding CUP Site #6 generally obscure most of the drill rig, and visual effects would be temporary in nature (drilling/redrilling would occur intermittently, on an as needed basis). Additionally, drill rigs (such as the one displayed in the simulation) have been operating at CUP Site #6 for decades, and views of the equipment are not inconsistent with the existing, developed urban character of the area.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) System.

SESPE CONSULTING, INC.

CUP SITE	VIEWPOINT #7 - CUP SITE #7		
#7	Signal Hill Petroleum, Inc. 2633 Cherry Avenue Signal Hill, California 90755		
PROJECT #:	210509.0416	DATE:	7/6/22
SCALE:	See Above	DRAWN BY:	GPS

Viewpoint #7 – Baseline vs. Drill Rig Views

Referring to the photos and simulations above, views of the drill rig from all seven CUP Sites (i.e., Locations #1 through #7), including those from the top of the hill looking north from Panorama Drive (i.e., CUP Site #5), are not anticipated to significantly changed or be adversely impacted as a result of the Project. It is also important to note that the use of the drill rig at any of the CUP Sites throughout the life of the Project would be intermittent, and any visual effects resulting from drilling/redrilling would be temporary in nature. For example, redrilling/well servicing activities at a given CUP Site are generally completed within a single week. Similarly, while drilling of new wells would range in duration dependent upon the target depth of the well and specific geologic conditions encountered, on average a new well can generally be completed within a month. Once drilling/redrilling is complete, the drill rig would be moved offsite for storage, and the visual quality of the surrounding area would be returned to the existing/baseline conditions.

As shown in Table 4 above, using the BLM's rating criteria, predicted visual impacts resulting from the Project at nearby viewpoints are expected to only be reduced slightly due to temporary operation of the drill rig at each CUP Site, and impacts are therefore considered less than significant at all locations. Therefore, the Project would not have a substantial adverse effect on scenic vistas surrounding the Project site, and there would be **less than significant impacts** with **no mitigation required**.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

None required.

Level of Significance After Mitigation

Not applicable.

5.1.2 Substantial Damage Scenic Resources within a Scenic Highway

Impact Statement

Impact AESTHETICS-2: *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* **(CEQA Guidelines Appendix G, Aesthetics Threshold Criteria (b))**

Impact Analysis

As described in Section 3.1.2, there are no candidate or designated State scenic highways within the immediately vicinity of the Project site. Please see Figure 1 (Section 1.0) which displays the locations of City of Signal Hill state scenic highway(s) in relation to the Project site. The closest state scenic highway is a portion of SR-1 located approximately 0.6 miles away to the southeast of CUP Sites #6 and #7 (i.e., near the Traffic Circle neighborhood in Long Beach), which is an "Eligible State Scenic Highways – Not Officially Designated." Due to the large distance between SR-1 and the CUP Sites, as well as intervening topography, structures and tall landscaping, the Project site, including onsite drilling/redrilling operations,

would not be visible from SR-1. Therefore, the Project will not substantially damage scenic resources within a State scenic highway, and there would be **no impact** with **no mitigation required**.

Level of Significance Before Mitigation

No impact.

Mitigation Measures

None required.

Level of Significance After Mitigation

Not applicable.

5.1.3 Substantial Degrade the Existing Visual Character/Quality of the Site/Surroundings

Impact Statement

Impact AESTHETICS-3: *In non-urbanized areas, would the project 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?* **(CEQA Guidelines Appendix G, Aesthetics Threshold Criteria (c))**

Impact Analysis

As described in Section 5.1.1, predicted visual impacts resulting from the Project at nearby public viewpoints were assessed using the BLM's rating criteria. As shown in Table 4, there would be less than significant visual impacts resulting from the Project at nearby public viewpoints. Any changes to visual quality resulting from the Project would be temporary in nature, and would only result during intermittent drilling/redrilling operations at a given CUP Site; however, as shown in the visual simulations above, temporary views of the drill rig would not substantially degrade the existing visual character or quality of public views of the CUP Sites or surroundings, nor would views of the drill rig be inconsistent with the surrounding developed urban environment. Please refer to the photo simulations in Section 5.1.1 above for additional detail.

Because the Project is located within a developed urbanized area of Signal Hill, zoning and other applicable City regulations governing scenic quality were considered. Specifically, scenic/visual policies outlined in the City of Signal Hill *General Plan* (City of Signal Hill, 2009) and City of Signal Hill *Code of Ordinances* (City of Signal Hill, 2021) were reviewed to determine applicability to the Project. A summary of the Project's consistency with the applicable City policies is presented below in Table 5 and Table 6. Non-applicable policies, specifically those that are considered to be the sole domain of the City for implementation or those that, by virtue of the Project characteristics and location, do not relate to the policy were excluded from this discussion. Please see Section 3.1.3 and 3.1.4 for a more comprehensive list of City policies related to visual resources.

Table 5 City of Signal Hill – General Plan

Policy	Consistency Analysis
LAND USE ELEMENT	
Section VIII – Goals and Policies	
GOAL 3: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses. Goal 3 recognizes that the community values public safety through design and support of police services, the importance of a healthy environment through building and safety codes, heath and fire and pollution regulation, and an aesthetically pleasing environment through site plan and design review and landscaping standards and the maintenance of private and public lands and facilities.	
Policy 3.2: Enhance the interface between existing and future development and oil production activities to protect the access to the resource while mitigating adverse impacts of oil field operations within an urban area.	The Project, specifically the continuation of oil and gas operation, would not significantly impact visual resources, nor would it degrade the aesthetic quality of the surrounding environment. As shown in the visual simulations (Section 5.1.1), the continued intermittent use of drill rigs at the CUP Sites would not be inconsistent with the visual character of the surrounding urban environment (which also has a long history of oil and gas operations). Additionally, predicted visual impacts resulting from the Project at nearby public viewpoints were assessed using the BLM's rating criteria, and potential visual impacts were found to be less than significant. As such, the Project would not substantially change the existing visual character of the Project site or surrounding areas compared to existing conditions, and therefore the Project is consistent with this policy.
Policy 3.3: Ensure a sensitive transition between commercial or industrial uses and residential uses by means of such techniques as buffering, landscaping, and setbacks.	As discussed above, the existing CUP Sites are sufficiently screened from nearby residential land uses through the use of perimeter walls and landscaping. While the drill rig would be partially visible during intermittent drilling/redrilling operations, visual effects would be temporary in nature. Additionally, drill rigs have been operating at the CUP Sites for decades, and views of the equipment are not inconsistent with the existing, developed urban character of the area (which has a long history of oil and gas operations). Therefore, the Project is consistent with this policy.
Policy 3.4: Promote mixed-use development and ensure compatible integration of adjacent uses to minimize conflicts.	See responses above. As discussed, the existing CUP Sites are sufficiently screened from adjacent land uses/public viewpoints through the use of perimeter walls and landscaping. While the drill rig would be partially visible during intermittent drilling/redrilling operations, visual effects would be temporary in nature. Additionally, drill rigs have been operating at the CUP Sites for decades, and views of the equipment

Policy	Consistency Analysis
	are not inconsistent with the existing, developed urban character of the area. Therefore, the Project is consistent with this policy.
Policy 3.9: Safeguard residential neighborhoods from intrusion by nonconforming and disruptive uses.	As discussed above, the existing CUP Sites are sufficiently screened from nearby residential land uses/neighborhoods through the use of perimeter walls and landscaping. While the drill rig would be partially visible during intermittent drilling/redrilling operations, visual effects would be temporary in nature. Additionally, drill rigs have been operating at the CUP Sites for decades, and views of the equipment are not inconsistent or intrusive compared to the existing, developed urban character of the area. Therefore, the Project is consistent with this policy.
Policy 3.12: Encourage and promote high quality design and physical appearance in all development projects.	As discussed above, the existing CUP Sites are sufficiently screened through the use of perimeter walls and landscaping. While the drill rig would be partially visible during intermittent drilling/redrilling operations, visual effects would be temporary in nature. Therefore, the Project is consistent with this policy.
Policy 3.13: Reinforce Signal Hill's image and community identity within the greater Long Beach Metropolitan area.	See responses above. The City of Signal Hill has an extensive oil and gas history, and existing facilities (including those found at the seven CUP Sites) have been in operation for decades. As such, the continued operation of SHP's oil and gas facilities (including intermittent drilling/redrilling) would not conflict with the existing image or community identity of Signal Hill. Therefore, the Project is consistent with this policy.
Policy 3.14: Preserve and enhance the City's special residential character by encouraging the preservation, renovation and relocation of historic structures in low intensity residential development and a harmonious blending of buildings and landscape.	See responses above. The City of Signal Hill has an extensive oil and gas history, and existing facilities (including those found at the seven CUP Sites) have been in operation for decades. Additionally, all Project operations would occur within the existing CUP Site boundaries, and no historic structures would be impacted. Therefore, the Project would not impact existing historical structures, nor impact or displace any existing residential neighborhoods, and the Project is consistent with this policy.
ENVIRONMENTAL RESOURCE ELEMENT	
Section VI – Goals and Policies	
Goal 1: Maintain and enhance the identity and aesthetic quality of Signal Hill as a City with striking view potential, and a City that is carefully managing its transition from resource extraction to balanced land uses.	

Policy	Consistency Analysis
Policy 1.1: Protect views both to and from the hill and other scenic features. This will extend to all new development, and to major rebuilding and additions.	The Project, specifically the continuation of oil and gas operation would not significantly impact visual resources, nor would it degrade the aesthetic quality of the surrounding environment. As shown in the visual simulations (Section 5.1.1), the continued intermittent use of drill rigs at the CUP Sites would not be inconsistent with the visual character of the surrounding areas (including areas atop the hill adjacent to the CUP Site #4 and #5). Additionally, predicted visual impacts resulting from the Project at nearby public viewpoints were assessed using the BLM's rating criteria, and potential visual impacts were found to be less than significant. As such, the Project would not impact views from/of scenic features within Signal Hill, and therefore the Project is consistent with this policy.
Policy 1.4: Protect and enhance the natural topography that exists in the City.	See responses above. None of the Project operations would change or impact existing topographical features within the City. Therefore, the Project is consistent with this policy.
Goal 2: Maintain and enhance the City's unique cultural, aesthetic and historic areas.	
Policy 2.1: Protect and enhance the State Historical Landmark at the Alamitos Well Site #1.	See responses above. The City of Signal Hill has an extensive oil and gas history, and existing facilities (including those found at the seven CUP Sites) have been in operation for decades. The Project would not impact existing historical structures or areas. Alamitos Well Site #1 is located approximately 0.2 miles south of CUP Site #5. Generally, due to the distance and intervening topography/landscaping, Project operations within the CUP Sites (including CUP Site #5) would not be visible from this location. Therefore, the Project is consistent with this policy.
Policy 2.2: Protect and enhance architectural resources in the City consistent with their significance and importance. Develop ways of encouraging these resources to remain intact as the City grows and develops.	See responses above. The City of Signal Hill has an extensive oil and gas history, and existing facilities (including those found at the seven CUP Sites) have been in operation for decades. The Project would not impact existing architectural resources within the City. Therefore, the Project is consistent with this policy.
Goal 4: Manage the production of economically valuable resources in the city to achieve a balance between current market forces and long-term community values.	
Policy 4.1: Improve the interface between oil production activities and urban development, both for existing and new projects.	As discussed above, the existing CUP Sites are sufficiently screened from nearby land uses/public viewpoints through the use of perimeter walls and landscaping. While the drill rig would be partially visible during intermittent drilling/redrilling operations, visual effects would be temporary in

Policy	Consistency Analysis
	nature. Additionally, drill rigs have been operating at the CUP Sites for decades, and views of the equipment are not inconsistent or intrusive compared to the existing, developed urban character of the area. Therefore, the Project is consistent with this policy.
Policy 4.2: Encourage the development and production of natural resources that are demanded by the market, and that release land for urban uses at a reasonable and controlled rate.	The Project involves the continuation of SHP's existing oil and gas operation within the seven existing CUP Sites. The Project would not expand operations beyond the existing CUP footprint. Therefore, the Project is consistent with this policy.
Policy 4.3: Require the restoration and reuse of land no longer necessary or economical for oil-production activities.	The Project involves the continuation of SHP's existing oil and gas operation within the seven existing CUP Sites. The Project would not expand operations beyond the existing CUP footprint. Although not anticipated, if SHP were to abandon existing oil and gas facilities covered under CUP 97-03, the CUP Site (or portion therein) would be restored in accordance with applicable City and state requirements. Therefore, the Project is consistent with this policy.
Policy 4.4: Minimize and eliminate where feasible the adverse environmental impact of resource-production activities. also provide adequate setback and open space where oil-production activities continue adjacent to urban development.	As discussed above, the existing CUP Sites are sufficiently screened from nearby land uses through the use of perimeter walls and landscaping. While the drill rig would be partially visible during intermittent drilling/redrilling operations, visual effects would be temporary in nature. Additionally, any new well cellars constructed and/or wells drilled within the CUP Sites would comply with the setback requirements outlined within the City's Oil and Gas Code (Title 16). Therefore, the Project is consistent with this policy.

Table 6 City of Signal Hill – Code of Ordinances

Policy	Consistency Analysis
TITLE 16 – OIL AND GAS CODE	
Chapter 16.16 – Drilling Standards	
Section 16.16.140 – Drill site fencing and walls. A. Within sixty days of completion of the first well, unless action has been initiated by the operator to abandon the well(s) according to requirements established in this title, all drill sites shall be enclosed with a chain link fence with slates or solid masonry wall eight feet high on all sides, except those sides on which exists a natural or artificial barrier of equal or greater solidity and height. Gates shall be	As discussed above, the existing CUP Sites are sufficiently screened from nearby land uses through the use of perimeter walls and landscaping. While the drill rig would be partially visible during intermittent drilling/redrilling operations, visual effects would be temporary in nature. Additionally, existing access points/gates are secured and locked, with proper signage installed to prevent inadvertent public access. SHP has and would continue to comply with applicable fencing and safety requirements outlined within the

Policy	Consistency Analysis
installed and equipped with keyed locks, kept locked at all times when unattended. B. Fencing for redrill and rework sites shall comply with all provisions contained in Section 16.20.120.	City's Oil and Gas Code (Title 16). Therefore, the Project is consistent with this policy.
Section 6.16.160 – Landscaping. A. Within sixty days of completion of drilling for the first drill well on any site, a border of landscaping shall be installed along the periphery of the drill site to provide adequate screening for all facilities on the site, unless action has been initiated by the operator to abandon the well(s) according to requirements contained in Chapter 16.24 of this title. B. Landscaping shall be installed and maintained in compliance with a landscape plan submitted and approved pursuant to this title and provisions of Chapter 20.52 of this code. *C.* The provisions of this section shall not apply to redrill and rework sites, which shall comply with provisions contained in Section 16.20.130.	See responses above. The existing CUP Sites are sufficiently screened from nearby land uses through the use of perimeter walls and landscaping. Existing perimeter landscaping would continue to be properly maintained and irrigated. SHP has and would continue to comply with applicable fencing and safety requirements outlined within the City's Oil and Gas Code (Title 16). Therefore, the Project is consistent with this policy.
Chapter 16.20 – Operating and Safety Standards	
Section 16.20.070 – Lighting All lighting shall be directed or shielded so as to confine direct rays on the drill or operations site and shall be designed to assist in the discovery and prevention of spills. Colored, flashing, fluttering, or blinking lights shall not be used, with the exception of height warning lights as may be required by the Federal Aviation Administration.	See response to CEQA Guidelines Appendix G, Aesthetics Threshold Criteria d) below. No new permanent nighttime lighting structures would be required at the Project site. As discussed in Section 5.1.4 below, although the use of extensive nighttime lighting is not anticipated, if require temporary nighttime lighting fixtures are needed, they would be arranged and designed to minimize glare and/or lighting that crosses over property lines (i.e., downcast lights, mercury-vapor fixtures, etc.). For these reasons, the Project is considered consistent with this ordinances/policy.
Section 16.20.130 – Landscaping—General. A. Within six months of the effective date of the ordinance codified in this title, operators of well sites, production related tanks and oil operation sites shall submit for approval by the planning director a complete landscape plan including the following: 1. A site plan of the oil operation site as defined by the outer boundary lines including adjacent public streets, well and tank sites, and the	See responses above. The existing CUP Sites are sufficiently screened from nearby land uses through the use of perimeter walls and landscaping. Existing perimeter landscaping would continue to be properly maintained and irrigated. SHP has and would continue to comply with applicable fencing and safety requirements outlined within the City's Oil and Gas Code (Title 16). The Project involves the continuation of SHP's existing oil and gas operation within the seven existing CUP

Policy	Consistency Analysis
following: (*See Section 3.1.4 above for the complete Municipal Code section)* B. Review procedure. The site plan as set forth in subsection (A) of this section shall be reviewed and approved, conditionally approved or denied by the planning director based on findings of consistency with the purpose and intent of this chapter and consistency with the requirements herein or as the case may be the design guidelines for the Willow/Spring/Cherry Corridors and the Map of Oil Field Perimeters on file in the community development department. *(See Section 3.1.4 above for the complete Municipal Code section)*	Sites. The Project would not expand operations beyond the existing CUP footprint. Therefore, the Project is consistent with this policy.
Section 16.20.140 – Landscaping—Minimum requirements. Landscaping shall be designed to screen the perimeter of oil operations sites and create buffers between oil field facilities and urban uses. Landscaping shall implement the Landscape Design Guidelines for the Willow/Spring/Cherry Corridors on file in the community development department and be arranged to improve the visual appearance of oil field activities and to mitigate the impact of oil-related activities on urban development while still allowing normal oil recovery operations. Recognizing variations in oil well locations, pumping units, concrete pads, pipes, and other potential obstructions and the need, in some cases, for unobstructed access to operations, the following minimum landscaping standards shall apply. *(See Section 3.1.4 above for the complete Municipal Code section)*	See responses above. The existing CUP Sites are sufficiently screened from nearby land uses through the use of perimeter walls and landscaping. Existing perimeter landscaping would continue to be properly maintained and irrigated. SHP has and would continue to comply with applicable fencing and safety requirements outlined within the City's Oil and Gas Code (Title 16). The Project involves the continuation of SHP's existing oil and gas operation within the seven existing CUP Sites. The Project would not expand operations beyond the existing CUP footprint. Therefore, the Project is consistent with this policy.
Section 16.20.150 – Painting A. All pumping units, storage tanks, heaters, exposed pipelines, and buildings or structures located on an oil operation site shall be painted as may be regularly needed, and be maintained reasonably free of rust, oil and stains. Pipelines less than four inches in diameter need not be painted. B. The inspector shall require periodic painting. In making such determinations, the inspector shall consider the deterioration of the quality of material of which such facility or structure is constructed, the degree of deterioration, and its appearance.	Consistent with the City's Municipal Code, and SHP's existing protocols, any new onsite structures, including the proposed gas system modification facilities at CUP Site #2, would be painted with muted tones that blend in the with existing environment. Existing paint found on SHP's current oil and gas facilities/structures would also continue to be properly maintained. Therefore, the Project is consistent with this policy.

Policy	Consistency Analysis
C. Paint color shall be approved by the director and shall be compatible with surrounding uses. Special painting required by D.O.G. for moving parts shall be exempt from the requirement for director approval.	
Chapter 16.25 – Storage Facilities	
Section 16.25.030 – Maximum tank height--Oil production site. A. The maximum height for tanks of crude oil on oil production-related sites shall be limited to sixteen feet. An additional three feet in height in excess of the maximum tank height otherwise permitted may be permitted and approved by the director for the following: appurtenant facilities, piping, safety rails, or similar equipment required to operate and maintain the tank; provided, that no space above the height limit otherwise set forth herein shall be used for tank storage. B. The maximum height for wash tanks on oil production-related sites shall be limited to sixteen feet. C. The provisions of this section shall not apply to replacement or presence of any tank constructed prior to the effective date of the ordinance codified in this title.	The Project would continue to adhere to applicable height requirements found within the City's Oil and Gas Code (Title 16). As discussed above, the proposed back-up LTS/membrane system would be generally identical to the existing system gas processing system at CUP Site #2 (see Appendix A for relevant photos), and would be installed in the same location as the existing facilities. Additionally, the proposed equipment would not have tanks that contain crude oil, nor would any new wash tanks be installed. Therefore, the Project is consistent with this policy.
TITLE 20 – ZONING	
Chapter 20.49 – Site Plan and Design Review	
Section 20.52.050 – Findings and standard of review. A. Findings. In approving or conditionally approving a site plan and design review application, the director of planning and community development, the planning commission or city council, as the case may be, shall find that: *(See Section 3.1.4 above for the complete Municipal Code section)*	See responses above. The existing CUP Sites are sufficiently screened from nearby land uses through the use of perimeter walls and landscaping. Existing perimeter landscaping would continue to be properly maintained and irrigated. SHP has and would continue to comply with applicable fencing and safety requirements outlined within the City's Oil and Gas Code (Title 16). Although not anticipated, SHP would continue to prepare separate site plans for submittal to the City for design review as needed, in accordance with applicable Municipal Code requirements. The Project involves the continuation of SHP's existing oil and gas operation within the seven existing CUP Sites. The Project would not expand operations beyond the existing CUP footprint. Therefore, the Project is consistent with this policy.

As outlined in Table 5 and Table 6 above, the Project will not conflict with any applicable City of Signal Hill polices or ordinance governing scenic quality. The existing CUP Sites are sufficiently screened from nearby land uses through the use of perimeter walls and landscaping. SHP's continued compliance with applicable requirements outlined within the City's Oil and Gas Code (Title 16) will ensure visual resource in and around the CUP Sites are sufficiently protected and ensure the Project remains compatible with applicable City general plan policies and zoning ordinances.

Per the discussion above, the Project would not substantially degrade the existing visual character of the Project site or surrounding areas, would not significantly obstruct or impact scenic views, or conflict with any applicable City policies or plans meant to protect scenic resources. Therefore, impacts are considered **less than significant** with **no mitigation required**.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

None required.

Level of Significance After Mitigation

Not applicable.

5.1.4 Create New Sources of Light or Glares that would Affect Views

Impact Statement

Impact AESTHETICS-4: *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* **(Appendix G Threshold Criteria (d))**

Impact Analysis

The issue of light and glare is typically associated with excessively bright nighttime lighting that crosses over property lines (aka "light trespass") and illuminates off-site yards or bedroom windows. It is also associated with the condition that occurs when excessive nighttime lighting creates a "skyglow" effect.

SHP's oil and gas operations within the CUP Sites would continue to occur primarily during daylight hours, and therefore would not require outdoor nighttime lighting. However, there is a potential that some activities, primarily the intermittent drilling of new wells which can occur 24-hours per day, may occur during dusk or nighttime hours. If outdoor activities occur during the time of year when daylight hours are shorter, or during nighttime hours, some temporary lighting may be required to provide a safe working environment. If nighttime lighting is required, high pressure sodium and/or cut-off fixtures (or equivalent International Dark Sky Association [IDA]-approved fixtures) would be used instead of mercury-vapor fixtures for any required nighttime lighting. The lighting would also be designed to confine illumination to the specific CUP Site/working areas, and would avoid spillover into offsite areas with light-sensitive uses, including adjacent residential neighborhoods.

Please note that no new structures, temporary or permanent, that would require electrical lighting are proposed as part of the Project. The proposed gas plant modifications at CUP Site #2 would not require the installation of additional lighting, as existing fixtures found at CUP Site #2 would sufficiently light the onsite areas during construction and operation. If utilized, nighttime lighting would be limited to portable lights or small lights affixed to the equipment (e.g., vehicles, drill rigs, etc.) for safety purposes. Additionally, none of the proposed structures or operational activities associated with the Project are expected to result in a new source of glare. Consistent with SHP's existing protocols, any new structures, such as those associated within the gas plant modifications at CUP Site #2, would be painted with non-reflective, muted tones (consistent with the existing tanks/equipment currently found at all seven CUP Sites).

By employing minimal nighttime lighting fixtures and utilizing the proposed lighting and design features (i.e., downcast lights, high pressure sodium and/or cut-off fixtures, etc.), and through the continued use of muted paint tones, the Project would have a **less than significant** impact associated with light and glare with **no mitigation required**.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

None required.

Level of Significance After Mitigation

Not applicable.

6.0 FINDINGS

This Visual Impact Assessment finds that the Project visual impacts without mitigation are less than significant at nearby viewpoints.

7.0 REFERENCES

Bureau of Land Management. (1984). *Visual Resources Management (VRM) Manual - Section 8400.* Bureau of Land Management, Department of the Interior. Washington DC: Bureau of Land Management. Retrieved from https://www.blm.gov/programs/recreation/recreation-programs/visual-resource-management

Caltrans. (2022). *Scenic Highway Guidelines.* California Department of Transportation. Sacramento, CA: Caltrans. Retrieved from https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways

City of Signal Hill. (2009). *General Plan.* Planning Department. Signal Hill, CA: City of Signal Hill. Retrieved from https://kernplanning.com/planning/planning-documents/general-plans-elements/

City of Signal Hill. (2009). *General Plan - Noise Element.* Signal Hill, CA: City of Signal Hill. Retrieved from https://www.cityofsignalhill.org/DocumentCenter/View/313/Noise-element?bidId=

City of Signal Hill. (2021). *City of Signal Hill Municipal Code.* Signal Hill, CA: American Legal Publishing Corporation . Retrieved from https://psbweb.co.kern.ca.us/planning/pdfs/KCZONov2017.pdf

APPENDIX A

Gas Processing System Modification Details (CUP Site #2)

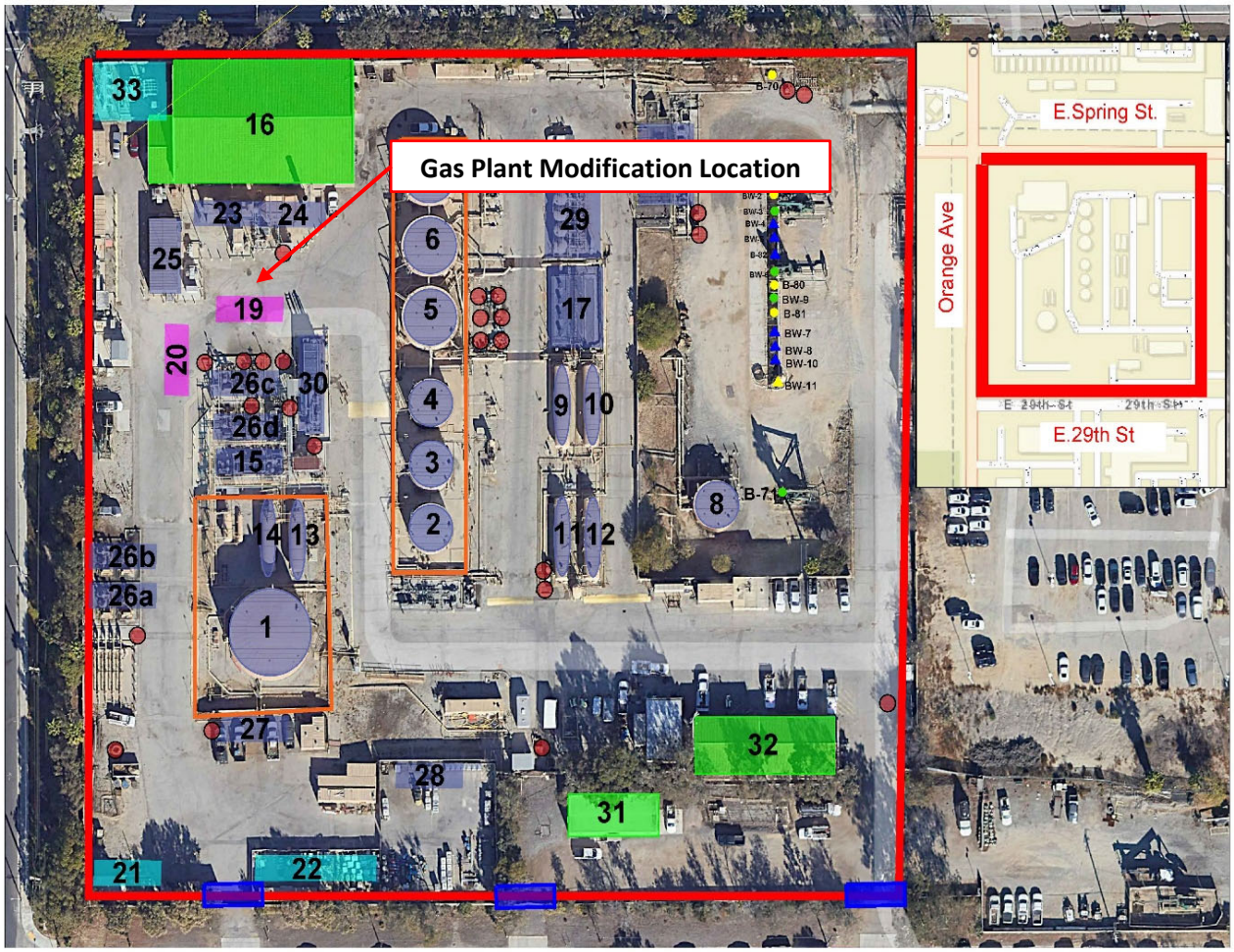
CUP Site No.2
B-Site

Legend

APN:7212-008-104
APN:7212-008-105

- Active Producers = 4
- Idle Producers = 4
- Active Injectors = 8
- Idle Injectors = 1
- Well Chemical
- Drill Site Boundary
- Containment Wall
- Gate

1. Clarifier Tank 10,000 bbls
2. Crude Oil 2,000 bbls
3. Crude Oil 2,000 bbls
4. Crude Oil 2,000 bbls
5. Production Water Tank 3,580 bbls
6. Production Water Tank 3,580 bbls
7. Surge Tank 3,580 bbls
8. Surge Tank 2,000 bbls
9. Free water Knockout 700bbls
10. Free water Knockout 700bbls
11. Heater Treater (Out Of Service).
12. Heater Treater (Out Of Service).
13. NGL Vessel 530 bbls
14. NGL Vessel 530 bbls
15. Gas Membrane Unit



1215 E. 29th
Entrance Gates at E. 29th St.

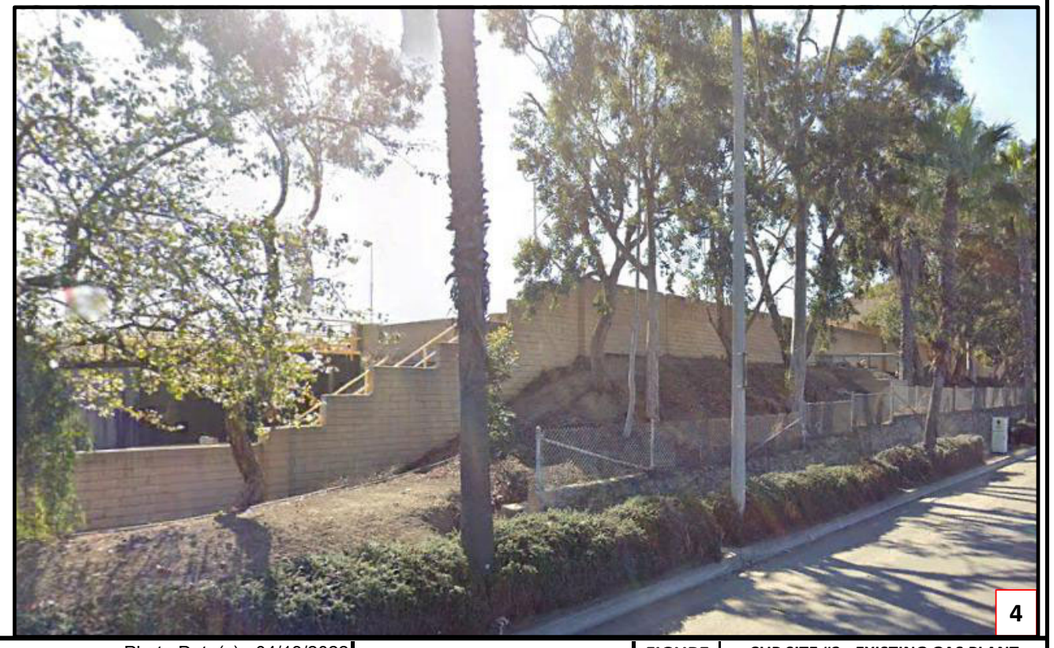
Legend

16. Injection Pump House
17. Wemco (Out Of Service)
18. Basin
19. Future LTS
20. Future Gas Membrane
21. Long Beach Sales Station
22. So Cal Gas sales station
23. Solar 60 Turbine Generator
24. Turbine Emissions Reduction System
25. Power 12KV Distribution
26. Vapory recovery compressors
27. Booster Compressor for Sales Gas
28. Thermal Oxidizer (CEB).
29. Sand Filtration (Out Of Service).
30. Low Temperature Gas Separation Unit (LTS)
31. Field Office
32. Change Room
33. SCE 66KV Substation

N

SESPE CONSULTING, INC.
A Trinity Consultants Company

FIGURE	CUP SITE #2 - SITE PLAN Signal Hill Petroleum, Inc. 2633 Cherry Avenue Signal Hill, California 90755		
PROJECT #:	210509.0416	DATE:	7/6/22
SCALE:	See Above	DRAWN BY:	GPS



EXISTING NATURAL GAS PROCESSING PLANT

Photo Date(s): 04/13/2022

View 1: View from within CUP Site #2, showing existing low temperature separation unit ("LTS")/membrane unit. The redundant system would be the same dimensions/height.
View 2: Second view from within CUP Site #2, showing existing low temperature separation unit ("LTS")/membrane unit. The redundant system would be the same dimensions/height.
View 3: View from within CUP Site #2, where the modified gas system would be installed, looking south toward the three-story field office/power turbine building.
View 4: View from E. Spring Street looking northwest toward CUP Site #2, showing the existing perimeter block wall (approximately 6-feet high) which surrounds the site on the west and south sides.

SESPE CONSULTING, INC.

FIGURE	CUP SITE #2 - EXISTING GAS PLANT Signal Hill Petroleum, Inc. 2633 Cherry Avenue Signal Hill, California 90755		
PROJECT #:	210509.0416	DATE:	5/20/22
SCALE:	See Above	DRAWN BY:	GPS

APPENDIX B

Regulatory References

Manual H-8410-1 - Visual Resource Inventory

Table of Contents

1. Visual Resource Inventory Classes
2. Visual Resource Management Classes

B. Objectives for Visual Resource Classes
   1. Class I Objective
   2. Class II Objective
   3. Class III Objective
   4. Class IV Objective
C. Rehabilitation Areas
D. Interim VRM Classes and Objectives

Illustrations

1. Scenic Quality - Explanation of Rating Criteria
2. Scenic Quality - Inventory and Evaluation Chart
3. Scenic Quality Field Inventory Form (Form 8400-1) - Blank (pdf), Filled example (pdf)
4. Scenic Quality Rating Summary (Form 8400-5) - Blank (pdf), Filled example (pdf)
5. Physiographic Province Map - Continental United States
6. Physiographic Province Map - Alaska
7. Scenic Quality Overlay
8. Sensitivity Level Rating Sheet (Form 8400-6) - Blank (pdf), Filled example (pdf)
9. Sensitivity Level Overlay
10. Distance Zone Overlay
11. Determining Visual Resource Inventory Classes
12. Visual Resource Management Class Overlay

I. General Guidance.

A. Overview. The visual resource inventory process provides BLM managers with a means for determining visual values. The inventory consists of a scenic quality evaluation, sensitivity level analysis, and a delineation of distance zones. Based on these three factors, BLM-administered lands are placed into one of four visual resource inventory classes. These inventory classes represent the relative value of the visual resources. Classes I and II being the most valued, Class III representing a moderate value, and Class IV being of least value. The inventory classes provide the basis for considering visual values in the resource management planning (RMP) process. Visual Resource Management classes are established through the RMP process for all BLM-administered lands (see also Manual 1625.3). During the RMP process, the class boundaries are adjusted as necessary to reflect the resource allocation decisions made in RMP's. Visual management objectives are established for each class. (See Section VB.)

B. Implementation Options. The detail of the inventory will vary with the visual character of the landscapes being inventoried. For example, the flat, colorless, and barren mancos shale area in southeastern Utah should not be given the same treatment as the rugged and colorful formations of the Colorado River area. Sensitive areas such as those near major highways or communities or adjacent to national parks should be given special treatment. It may be necessary to modify or make adaptations to the inventory system in such places as Alaska where the resource characteristics and the land-use patterns are significantly different from those in the Western States. These adaptations must (1) provide a more cost-effective way to complete a quality inventory, and (2) keep the conceptual framework of the Visual Resource Management (VRM) system intact.

C. Material Storage. All visual resource inventory rating forms, overlays, slides, and written material should be filed in the Resource Area Office.

II. Scenic Quality Evaluation. Scenic quality is a measure of the visual appeal of a tract of land. In the visual resource inventory process, public lands are given an A, B, or C rating based on the apparent scenic quality which is determined using seven key factors: landform, vegetation, water, color, adjacent scenery, scarcity, and cultural modifications (see Illustrations 1, 2, 3, and 4). During the rating process, each of these factors are ranked on a comparative basis with similar features within the physiographic province. Use the physiographic provinces as delineated by Fenneman (see Illustrations 5 and 6) to the extent possible. The boundaries of these provinces may be refined to fit local situations. The "Ecoregions of the United States" by R. C. Bailey may be helpful in making these refinements. An important premise of the evaluation is that all public lands have scenic value, but areas with the most variety and most harmonious composition have the greatest scenic value. Another important concept is that the evaluation of scenic quality is done in relationship to the natural landscape. This does not mean that man-made features within a landscape necessarily detract from the scenic value. Man-made features that complement the natural landscape may enhance the scenic value. Evaluations should avoid any bias against man-made modification to natural landscape.

A. Delineating Scenic Quality Rating Units (SQRU's). The planning area is subdivided into scenic quality rating units for rating purposes. Rating areas are delineated on a basis of: like physiographic characteristics; similar visual patterns, texture, color, variety, etc.; and areas which have similar impacts from man-made modifications. The size of SQRU's may vary from several thousand acres to 100 or less

acres, depending on the homogeneity of the landscape features and the detail desired in the inventory. Normally, more detailed attention will be given to highly scenic areas or areas of known high sensitivity. Map and number each SQRU on an overlay as shown in Illustration 7.

B. Evaluating Scenic Quality. It is recommended that an interdisciplinary team do the evaluations. Ideally, one team member should have an environmental design arts background. All participants should have an understanding of the visual resource inventory system and be familiar with the areas to be evaluated. Evaluate each SQRU by observing the area from several important viewpoints. Scores should reflect the evaluator's overall impression of the area. After evaluating all the SQRU's, show the scenic ratings on the scenic quality overlay (see Illustration 7). Record the rating on the Scenic Quality Rating Summary - Bureau Form 8400-5 (see Illustration 4). Bureau Form 8400-1 (see Illustration 3) may be used as a worksheet for completing each scenic quality evaluation. A photographic record should be maintained for the area. Photographs and completed evaluation forms should be filed for future reference.

III. Sensitivity Level Analysis. Sensitivity levels are a measure of public concern for scenic quality. Public lands are assigned high, medium, or low sensitivity levels by analyzing the various indicators of public concern.

A. Factors to Consider.

1. Type of Users. Visual sensitivity will vary with the type of users. Recreational sightseers may be highly sensitive to any changes in visual quality, whereas workers who pass through the area on a regular basis may not be as sensitive to change.

2. Amount of Use. Areas seen and used by large numbers of people are potentially more sensitive. Protection of visual values usually becomes more important as the number of viewers increase.

3. Public Interest. The visual quality of an area may be of concern to local, State, or National groups. Indicators of this concern are usually expressed in public meetings, letters, newspaper or magazine articles, newsletters, land-use plans, etc. Public controversy created in response to proposed activities that would change the landscape character should also be considered.

4. Adjacent Land Uses. The interrelationship with land uses in adjacent lands can affect the visual sensitivity of an area. For example, an area within the view shed of a residential area may be very sensitive, whereas an area surrounded by commercially developed lands may not be visually sensitive.

5. Special Areas. Management objectives for special areas such as Natural Areas, Wilderness Areas or Wilderness Study Areas, Wild and Scenic Rivers, Scenic Areas, Scenic Roads or Trails, and Areas of Critical Environmental Concern (ACEC), frequently require special consideration for the protection of the visual values. This does not necessarily mean that these areas are scenic, but rather that one of the management objectives may be to preserve the natural landscape setting. The management objectives for these areas may be used as a basis for assigning sensitivity levels.

6. Other Factors. Consider any other information such as research or studies that includes indicators of visual sensitivity.

B. Delineation of Sensitivity Level Rating Units (SLRU's). There is no standard procedure for delineating SLRU's. The boundaries will depend on the factor that is driving the sensitivity consideration. Consequently, a thorough review of the factors referred to in IIIA should be completed before any attempt is made to delineate SLRU's. Distance zone may also play an important role in identifying the SLRU boundaries.

C. Documentation Requirements.

1. Narrative. Prepare a summary statement with the essential facts and rationale to support the conclusions reached on sensitivity levels. The format for presenting this information is optional. As a minimum, the summary data must be entered on Form 8400-6 (see Illustration 8). Backup information used to evaluate each of the factors should be maintained with the inventory record.

2. Map Overlay. Prepare an overlay (see Illustration 9) showing the sensitivity rating units and ratings.

D. Completion of Sensitivity Rating. The instructions for completing the sensitivity ratings are shown in Illustration 8. Ideally, the rating should be done as a team effort involving the Area or District VRM Coordinator, Area Manager, and at least one other staff person. If timing or funding will to allow this approach, the rating may be done by the VRM coordinator and reviewed by the Area Manager. Management should be in agreement on the summary rating for each SLRU.

IV. Distance Zones. Landscapes are subdivided into 3 distanced zones based on relative visibility from travel routes or observation points. The 3 zones are: foreground-middleground, background, and seldom seen. The foreground-middleground (fm) zone includes areas seen from highways, rivers, or other viewing locations which are less than 3 to 5 miles away. Seen areas beyond the foreground-middleground zone but usually less than 15 miles away are in the background (bg) zone. Areas not seen as foreground-middleground or background (i.e., hidden from view) are in the seldom-seen (ss) zone.

A. Mapping Distance Zones. Prepare a distance zone overlay (see Illustration 10) using a base map common to the scenic quality base map. Distance zones are determined in the field by actually traveling along each route and observing the area that can be viewed. If the route is a highway or trail, it should be traveled in both directions, unless it is a one-way route. River use usually is one way; however, if there is up-river travel, it too should be evaluated from both directions. If a vehicle or boat is used for this field survey, it is best to have both a driver and an observer. Distance zones should be mapped for all areas. While they are not necessary to determine classes in Class A scenic areas or for areas with low sensitivity levels, distance zones can provide valuable data during the RMP process when adjustments to VRM classes are made to resolve resource allocation conflicts.

1. Foreground-Middleground Zone. This is the area that can be seen from each travel route for a distance of 3 to 5 miles where management activities might be viewed in detail. The outer boundary of this distance zone is defined as the point where the texture and form of individual plants are no longer apparent in the landscape. In some areas, atmospheric conditions can reduce visibility and shorten the distance normally covered by each zone. Also, where the foreground-middleground zone from one travel route overlaps the background from another route, use only the foreground-middleground designation.

2. Background Zone. This is the remaining area which can be seen from each travel route to approximately 15 miles. Do not include areas in the background which are so far distant that the only thing discernible is the form or outline. In order to be included within this distance zone, vegetation should be visible at least as patterns of light and dark.

3. Seldom-Seen Zone. These are areas that are not visible within the foreground-middleground and background zones and areas beyond the background zones.

B. Coordinating Distance Zones Delineation and Sensitivity Level Analyses. It is recommended that distance zones be delineated before the sensitivity analysis is done. The distance zone delineations provide valuable information that can be very useful in the sensitivity analysis. For example, the foreground-middleground zones are more visible to the public and changes are more noticeable and are more likely to trigger public concern. Also, the boundaries of the distance zones are very useful in helping to establish sensitivity rating units.

V. Visual Resource Classes and Objectives.

A. Purposes of Visual Resource Classes. Visual resource classes are categories assigned to public lands, which serves two purposes: (1) an inventory tool that portrays the relative value of the visual resources, and (2) a management tool that portrays the visual management objectives. There are four classes (I, II, III, and IV).

1. Visual Resource Inventory Classes. Visual resource inventory classes are assigned through the inventory process. Class I is assigned to those areas where a management decision has been made previously to maintain a natural landscape. This includes areas such as national wilderness areas, the wild section of national wild and scenic rivers, and other congressionally and administratively designated areas where decisions have been made to preserve a natural landscape. Classes II, III, and IV are assigned based on a combination of scenic quality, sensitivity level, and distance zones. This is accomplished by combining the 3 overlays for scenic quality, sensitivity levels, and distance zones and using the guidelines shown in Illustration 11 to assign the proper class. The end product is a visual resource inventory class overlay as shown in Illustration 12. Inventory classes are informational in nature and provide the basis for considering visual values in the RMP process. They do not establish management direction and should not be used as a basis for constraining or limiting surface disturbing activities.

2. Visual Resource Management Classes. Visual resource management classes are assigned through RMP's. The assignment of visual management classes is ultimately based on the management decisions made in RMP's. However, visual values must be considered throughout the RMP process. All actions proposed during the RMP process that would result in surface disturbances must consider the importance of the visual values and the impacts the project may have on these values. Management decisions in the RMP must reflect the value of visual resources. In fact, the value of the visual resource may be the driving force for some management decisions. For example, highly scenic areas which need special management attention may be designated as scenic Areas of Critical Environmental Concern and classified as VRM Class I based on the importance of the visual values. A map is developed in each RMP showing the approved visual resource management classes.

B. Objectives for Visual Resource Classes.

1. Class I Objective. The objective of this class is to preserve the existing character of the landscape. This class provides for natural ecological changes; however, it does not preclude very limited management activity. The level of change to the characteristic landscape should be very low and must not attract attention.

2. Class II Objective. The objective of this class is to retain the existing character of the landscape. The level of change to the characteristic landscape should be low. Management activities may be seen, but should not attract the attention of the casual observer. Any changes must repeat the basic elements of form, line, color, and texture found in the predominant natural features of the characteristic landscape.

3. Class III Objective. The objective of this class is to partially retain the existing character of the landscape. The level of change to the characteristic landscape should be moderate. Management activities may attract attention but should not dominate the view of the casual observer. Changes should repeat the basic elements found in the predominant natural features of the characteristic landscape.

4. Class IV Objectives. The objective of this class is to provide for management activities which require major modifications of the existing character of the landscape. The level of change to the characteristic landscape can be high. These management activities may dominate the view and be the major focus of viewer attention. However, every attempt should be made to minimize the impact of these activities through careful location, minimal disturbance, and repeating the basic elements.

C. Rehabilitation Areas. Areas in need of rehabilitation from a visual standpoint should be flagged during the inventory process. The level of rehabilitation will be determined through the RMP process by assigning the VRM class approved for that particular area.

D. Interim VRM Classes and Objectives. Interim visual management classes are established where a project is proposed and there are no RMP approved VRM objectives. These classes are developed using the guidelines in Section I to V and must conform with the land-use allocations set forth in the RMP which covers the project area. The establishment of interim VRM classes will not require a RMP amendment, unless the project that is driving the evaluation requires one.

Please see Instructions at bottom of page on how to rate the visual quality of scenic resources.

Illustration 1 - Scenic Quality - Explanation of Rating Criteria

Landform

Topography becomes more interesting as it gets steeper or more massive, or more severely or universally sculptured. Outstanding landforms may be monumental, as the Grand Canyon, the Sawtooth Mountain Range in Idaho, the Wrangell Mountain Range in Alaska, or they may be exceedingly artistic and subtle as certain badlands, pinnacles, arches, and other extraordinary formations.

Vegetation

Give primary consideration to the variety of patterns, forms, and textures created by plant life. Consider short-lived displays when they are known to be recurring or spectacular. Consider also smaller scale vegetational features which add striking and intriguing detail elements to the landscape (e.g., gnarled or wind beaten trees, and joshua trees).

Water

That ingredient which adds movement or serenity to a scene. The degree to which water dominates the scene is the primary consideration in selecting the rating score.

Color

Consider the overall color(s) of the basic components of the landscape (e.g., soil, rock, vegetation, etc.) as they appear during seasons or periods of high use. Key factors to use when rating "color" are variety, contrast, and harmony.

Adjacent Scenery

Degree to which scenery outside the scenery unit being rated enhances the overall impression of the scenery within the rating unit. The distance which adjacent scenery will influence scenery within the rating unit will normally range from 0-5 miles, depending upon the characteristics of the topography, the vegetative cover, and other such factors. This factor is generally applied to units which would normally rate very low in score, but the influence of the adjacent unit would enhance the visual quality and raise the score.

Scarcity

This factor provides an opportunity to give added importance to one or all of the scenic features that appear to be relatively unique or rare within one physiographic region. There may also be cases where a separate evaluation of each of the key factors does not give a true picture of the overall scenic quality of an area. Often it is a number of not so spectacular elements in the proper combination that produces

the most pleasing and memorable scenery - the scarcity factor can be used to recognize this type of area and give it the added emphasis it needs.

Cultural Modifications

Cultural modifications in the landform/water, vegetation, and addition of structures should be considered and may detract from the scenery in the form of a negative intrusion or complement or improve the scenic quality of a unit. Rate accordingly.

INSTRUCTIONS

Purpose: To rate the visual quality of the scenic resource on all BLM managed lands.
How to Identify Scenic Value: All Bureau lands have scenic value.
How to Determine Minimum Suitability: All BLM lands are rated for scenic values. Also rate adjacent or intermingling non-BLM lands within the planning unit.
When to Evaluate Scenic Quality: Rate for scenery under the most critical conditions (i.e., highest user period or season of use, sidelight, proper atmospheric conditions, etc.).
How to Delineate Rating Areas: Consider the following factors when delineating rating areas.

1. Like physiographic characteristics (i.e., land form, vegetation, etc.).
2. Similar visual patterns, texture, color, variety, etc.
3. Areas which have a similar impact from cultural modifications (i.e., roads, historical and other structures, mining operations, or other surface disturbances).

Explanation of Criteria: (See Illustration 1)
NOTE: Values for each rating criteria are maximum and minimum scores only. It is also possible to assign scores within these ranges.

SCENIC QUALITY
A = 19 or more
B = 12-18
C = 11 or less

Illustration 2 - Scenic Quality Inventory and Evaluation Chart

Key factors	Rating Criteria and Score		
Landform	High vertical relief as expressed in prominent cliffs, spires, or massive rock outcrops, or severe surface variation or highly eroded formations including major badlands or dune systems; or detail features dominant and exceptionally striking and intriguing such as glaciers. **Score 5**	Steep canyons, mesas, buttes, cinder cones, and drumlins; or interesting erosional patterns or variety in size and shape of landforms; or detail features which are interesting though not dominant or exceptional. **Score 3**	Low rolling hills, foothills, or flat valley bottoms; or few or no interesting landscape features. **Score 1**
Vegetation	A variety of vegetative types as expressed in interesting forms, textures, and patterns. **Score 5**	Some variety of vegetation, but only one or two major types **Score 3**	Little or no variety or contrast in vegetation. **Score 1**
Water	Clear and clean appearing, still, or cascading white water, any of which are a dominant factor in the landscape. **Score 5**	Flowing, or still, but not dominant in the landscape. **Score 3**	Absent, or present, but not noticeable. **Score 0**
Color	Rich color combinations, variety or vivid color; or pleasing contrasts in the soil, rock, vegetation, water or snow fields. **Score 5**	Some intensity or variety in colors and contrast of the soil, rock and vegetation, but not a dominant scenic element. **Score 3**	Subtle color variations, contrast, or interest; generally mute tones. **Score 1**
Influence of adjacent scenery	Adjacent scenery greatly enhances visual quality **Score 5**	Adjacent scenery moderately enhances overall visual quality. **Score 3**	Adjacent scenery has little or no influence on overall visual quality. **Score 0**

Key factors	Rating Criteria and Score		
Scarcity	One of a kind; or unusually memorable, or very rare within region. Consistent chance for exceptional wildlife or wildflower viewing, etc. ***Score 5+**	Distinctive, though somewhat similar to others within the region. **Score 3**	Interesting within its setting, but fairly common within the region. **Score 1**
Cultural modifications	Modifications add favorably to visual variety while promoting visual harmony. **Score 2**	Modifications add little or no visual variety to the area, and introduce no discordant elements **Score 0**	Modifications add variety but are very discordant and promote strong disharmony. **Score -4**

* A rating of greater than 5 can be given but must be supported by written justification.

Form 8400–1
(September 1985)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

SCENIC QUALITY FIELD INVENTORY

Date

District

Resource Area

Scenic quality rating unit

1. Evaluators *(names)*

2. LANDSCAPE CHARACTER *(Feature)*

	a. LANDFORM/WATER	b. VEGETATION	c. STRUCTURE *(General)*
FORM			
LINE			
COLOR			
TEXTURE			

3. Narrative

4. SCORE *(Circle Appropriate Level)* *

	HIGH	MEDIUM	LOW	EXPLANATION OR RATIONALE
a. Landform	5	3	1	
b. Vegetation	5	3	1	
c. Water	5	3	0	
d. Color	5	3	1	
e. Adjacent Scenery	5	3	0	
f. Scarcity	5+	3	1	
g. Cultural Modification	2	0	-4	
TOTALS		+ + =		

SCENIC QUALITY CLASSIFICATION

☐ A 19 or more

☐ B – 12–18

☐ C – 11 or less

(Instructions on reverse)

INSTRUCTIONS

Following are the instructions for completing the form. The numbers correspond with the item numbers on the form.

1. **Evaluators.** List the names of the persons involved in the rating.

2. **Landscape Character.** Briefly describe the major features and elements in the landscape. Refer to illustrations 4, 5, 6, and 7 of the BLM Handbook 1-8431-1 for guidelines on the terminology to be used to describe the elements.

3. **Narrative.** Briefly describe the general character of the landscape as it relates to the immediate surroundings and to similar landscape features within the physiographic province.

4. **Scores.** Rate the scenic quality using the criteria and guidelines in the BLM Handbook 1-8410-1 Section II. Record the scores by circling the appropriate numbers. If the rating more appropriately falls between the listed numbers, write in the desired number and circle it. For example, if the desired number for "color" falls between 3 and 5, write in the number 4 and circle it. Explain any unusual factors affecting a rating under the "explanation and rationale" column. If more space is needed, continue the explanation on this page. After the ratings are completed total the scores and check the appropriate classification block.

☆ U.S. Government Printing Office: 1988-573-017/81455 R8

Form 8400–1
(September 1985)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

SCENIC QUALITY FIELD INVENTORY

Date Aug. 15, 1985
District Moab
Resource Area Grand
Scenic quality rating unit 024

1. Evaluators *(names)* Bob Tumwater, Russ Grimes, Pete Jordon

2. LANDSCAPE CHARACTER *(Feature)*

	a. LANDFORM/WATER	b. VEGETATION	c. STRUCTURE *(General)*
FORM	Deeply cut side canyons with vertical walls leading into flat open valley w/ slow meandering river	Simple forms created by patterns in vegetation	Oval, elongated, and linear.
LINE	Horizontal and vertical in cliff formations, jagged ridge lines, and meandering river	Irregular, indistinct	Rounded, vertical
COLOR	Orange and greys dominant, deep blue in settling pond	Dark green in river bottom, grey elsewhere	Light green & grey
TEXTURE	Coarse	Medium grain, sparse, and uneven random.	Uneven

3. Narrative

This SQRU includes the flat and meandering river bed of the Colorado River and the deeply dissected canyons to the north. It differs in landform and vegetation from the surrounding areas. The rock formations and topography are fairly common in the physiographic province but it is uncommon to have a river flowing through this type of landscape. The potash plant which lies in the middle of this area is a major visual intrusion which can be seen from several overlooks and the river.

4. SCORE *(Circle Appropriate Level)**

	HIGH	MEDIUM	LOW	EXPLANATION OR RATIONALE
a. Landform	5 (4)	3	1	
b. Vegetation	5	3 (2)	1	
c. Water	(5)	3	0	
d. Color	(5)	3	1	
e. Adjacent Scenery	5 (4)	3	0	See explanation on reverse
f. Scarcity	5+	(3)	1	
g. Cultural Modification	2	0	(-3) -4	
TOTALS	18 +	5 +	(-3) =	20

SCENIC QUALITY CLASSIFICATION

- [x] A 19 or more
- [ ] B – 12–18
- [ ] C – 11 or less

(Instructions on reverse)

Rel. 8-28
1/17/86

INSTRUCTIONS

Following are the instructions for completing the form. The numbers correspond with the item numbers on the form.

1. **Evaluators.** List the names of the persons involved in the rating.
2. **Landscape Character.** Briefly describe the major features and elements in the landscape. Refer to illustrations 4, 5, 6, and 7 of the BLM Handbook 1-8431-1 for guidelines on the terminology to be used to describe the elements.
3. **Narrative.** Briefly describe the general character of the landscape as it relates to the immediate surroundings and to similar landscape features within the physiographic province.
4. **Scores.** Rate the scenic quality using the criteria and guidelines in the BLM Handbook 1-8410-1 Section II. Record the scores by circling the appropriate numbers. If the rating more appropriately falls between the listed numbers, write in the desired number and circle it. For example, if the desired number for "color" falls between 3 and 5, write in the number 4 and circle it. Explain any unusual factors affecting a rating under the "explanation and rationale" column. If more space is needed, continue the explanation on this page. After the ratings are completed total the scores and check the appropriate classification block.

Comments on 4f – Adjacent scenery: The high scenic rating of "4" was given to this factor because of the high scenic value of the surrounding areas that can be seen from within the SQRU. These scenic areas include Behind-the-Rocks area, Canyonlands country, and the La Sal mountains.

☆ U.S. Government Printing Office: 1988-573-017/81455 R8

Form 8400-5
(May 1984)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Date

District

Resource Area

SCENIC QUALITY RATING SUMMARY

1. Evaluators *(names)*

SCENIC QUALITY RATING UNITS (1)	Landform (2)	Vegetation (3)	Water (4)	Color (5)	Adjacent Scenery (6)	Scarcity (7)	Cultural Modification (8)	Total Score (9)	Scenic Quality Rating (10	EXPLANATION (11)

INSTRUCTIONS

Form is used in conjunction with the Scenic Quality Inventory and Evaluation Chart.

Form 8400
(May 1984)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

SCENIC QUALITY RATING SUMMARY

Date: Aug. 16, 1985
District: Moab
Resource Area: Grand

1 Evaluators (*names*): Bob Tumwater, Russ Grimes, Pete Jordon

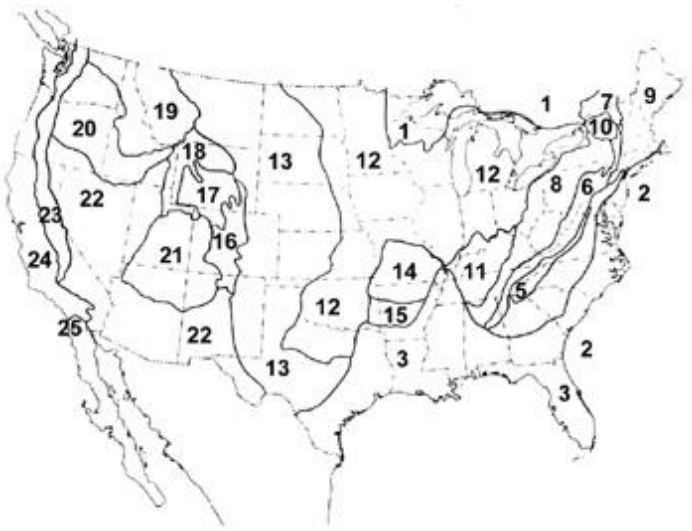
SCENIC QUALITY RATING UNITS (1)	Landform (2)	Vegetation (3)	Water (4)	Color (5)	Adjacent Scenery (6)	Scarcity (7)	Cultural Modification (8)	Total Score (9)	Scenic Quality Rating (10)	EXPLANATION (11)
001	3	4	5	4	2	2	0	20	A	colorful waterway
002	3	1	0	2	3	2	0	11	C	rolling hills, colorless, little veg.
003	2	1	0	2	3	2	0	10	C	flat, colorless, barren
004	4	3	4	4	3	1	0	19	A	water, scenic cliffs, & interesting veg.
005	4	3	0	4	4	3	0	18	B	scenic cliffs
006	1	1	0	2	2	2	0	8	C	flat, colorless, barren
007	4	4	5	4	3	2	0	22	A	water, riverside veg., colorful cliffs
008	3	3	0	3	3	3	0	15	B	good mixture of color, typo., & veg.
009	3	2	0	2	2	2	0	11	C	rugged but otherwise mountainous
010	1	2	0	2	3	2	0	10	C	mountainous but good view of N.P.

INSTRUCTIONS

Form is used in conjunction with the Scenic Quality Inventory and Evaluation Chart.

Illustration 5 - Physiographic Province Map - Continental United States

1946 – Prepared by Nevin M. Fenneman and USGS

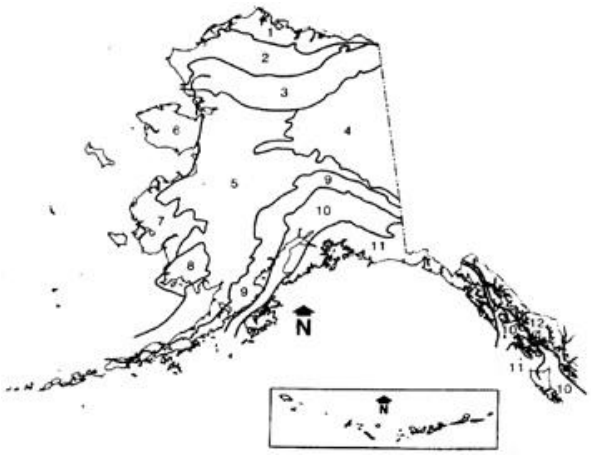


LEGEND

1. SUPERIOR UPLAND
2. CONTINENTAL SHELF
3. COASTAL PLAIN
4. PIEDMONT
5. BLUE RIDGE
6. VALLEY AND RIDGE
7. ST LAWRENCE VALLEY
8. APPALACHIAN PLATEAUS
9. NEW ENGLAND
10. ADIRONDACK
11. INTERIOR LOW PLATEAUS
12. CENTRAL LOWLAND
13. GREAT PLAINS
14. OZARK PLATEAUS
15. OUACHITA
16. SOUTHERN ROCKY MTNS
17. WYOMING BASIN
18. MIDDLE ROCKY MTNS
19. NORTHERN ROCKY MTNS
20. COLUMBIA PLATEAUS
21. COLORADO PLATEAUS
22. BASIN AND RANGE
23. CASCADE – SIERRA MTNS
24. PACIFIC BORDER
25. LOWER CALIFORNIA

Illustration 6 - Physiographic Province Map – Alaska

USGS PAPER NO. 482. CLYDE WAHRAFTIG

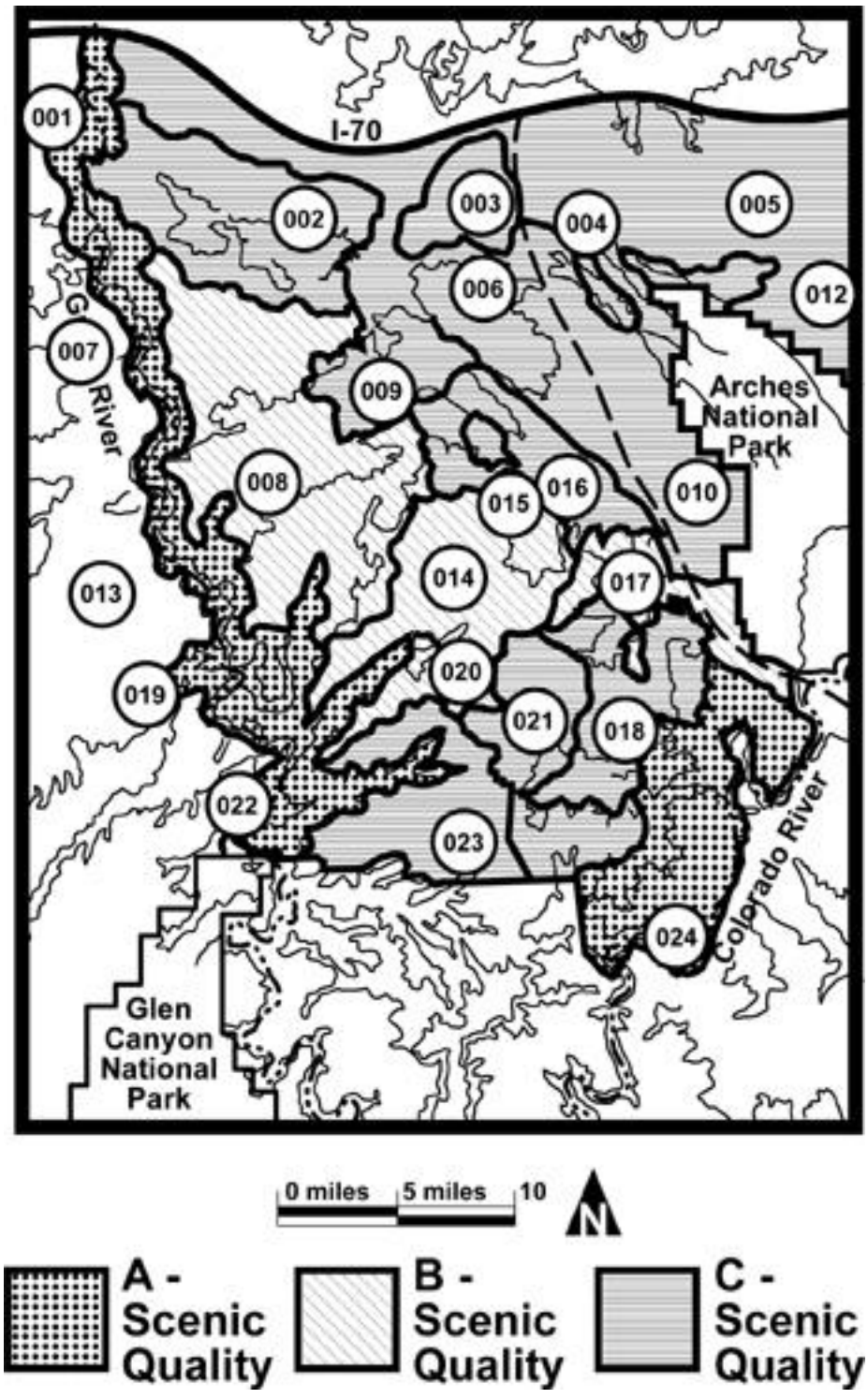


LEGEND

1. ARCTIC COASTAL PLAIN
2. ARCTIC FOOTHILLS
3. ARCTIC MOUNTAINS
4. NORTHERN PLATEAUS
5. WESTERN ALASKA
6. SEWARD PENINSULA
7. BERING SHELF
8. AHKLUN MOUNTAINS
9. ALASKA – ALUTIAN
10. COASTAL TROUGH
11. PACIFIC BORDER RANGES
12. COAST MOUNTAINS

Illustration 7 - Scenic Quality Overlay

Big Flat Squaw Park - West Planning Unit - Bureau of Land Management



Form 8400-6
(September 1985)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

SENSITIVITY LEVEL RATING SHEET

Date

District

Resource Area

1. Evaluators *(names)*

SENSITIVITY LEVEL RATING UNIT (1)	Type of User (2)	Amount of Use (3)	Public Interest (4)	Adjacent Land Uses (5)	Special Areas (6)	Other Factors (7)	Overall Rating (8)	EXPLANATION (9)

(Instructions on reverse)

Form 8400-6
(September 1985)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

SENSITIVITY LEVEL RATING SHEET

Date Aug. 15, 1985

District Moab

Resource Area Grand

Evaluators (*names*) Bob Tumwater, Russ Grimes, Pete Jordon

SENSITIVITY LEVEL RATING UNIT (1)	Type of User (2)	Amount of Use (3)	Public Interest (4)	Adjacent Land Uses (5)	Special Areas (6)	Other Factors (7)	Overall Rating (8)	EXPLANATION (9)
001	H	H	H	H	H	–	H	within f/m zone of I-70 & U163
002	H	L	M	L	H	–	H	visible from river & floatboat users
003	L	L	L	L	L	–	L	isolated area with low scenic values
004	H	M	H	M	M	–	H	f/m zone for State Park entrance road

(Instructions on reverse)

INSTRUCTIONS

Steps in the Sensitivity Level Analysis

1. Divide the inventory area into logical sensitivity rating units.

2. Analyze the factors which indicate visual sensitivity.

3. For each rating unit, rate each factor as high, moderate, or low using the following outline as a general guide:

   a. *Type of Users.* Maintenance of visual quality is:

      — a major concern for most users ..... High

      — a moderate concern for most users ..... Moderate

      — a low concern for most users ..... Low

   b. *Amount of use.* Maintenance of visual quality becomes more important as the level of use increases(see table below):

      — high level of use ..... High

      — moderate level of use ..... Moderate

      — low level of use ..... Low

   c. *Public Interest.* Maintenance of visual quality is:

      — a major public issue ..... High

      — a moderate public issue ..... Moderate

      — a minor public issue ..... Low

   d. *Adjacent Land Uses.* Maintenance of visual quality to sustain adjacent land use objectives is:

      — very important ..... High

      — moderately important ..... Moderate

      — slightly important ..... Low

   e. *Special Area.* Maintenance of visual quality to sustain Special Area management objectives is:

      — very important ..... High

      — moderately important ..... Moderate

      — slightly important ..... Low

4. Determine the over-all sensitivity level for each rating unit. This is a judgmental process which requires a careful analysis of all the above factors. Review the ratings given to each factor and analyze the relationship between factors. A high rating in any one factor does not necessarily mean that the over all sensitivity level rating should be high. For example, the rating for "type of users" might be high but the "amount of use" might be low. Consequently, the over-all rating could be low or moderate. Management should be involved in this rating process.

5. Record the ratings and explanation on the sensitivity level rating sheet.

TABLE FOR CLASSIFYING AMOUNT OF USE

TYPE AREA	HIGH	MODERATE	LOW
Roads & Highways	Greater than 45,000 visits/yr.	5,000-45,000 visits/yr.	Lesser than 5,000 visits/yr.
Rivers & Trails	Greater than 20,000 visits/yr.	2,000-20,000 visits/yr.	Lesser than 2,000 visits/yr.
Recreation Sites	Greater than 10,000 visitor days/yr.	2,000-10,000 visitor days/yr.	Lesser than visitor 2,000 days/yr.

Illustration 9 - Sensitivity Level Overlay

Big Flat Squaw Park - West Planning Unit - Bureau of Land Management

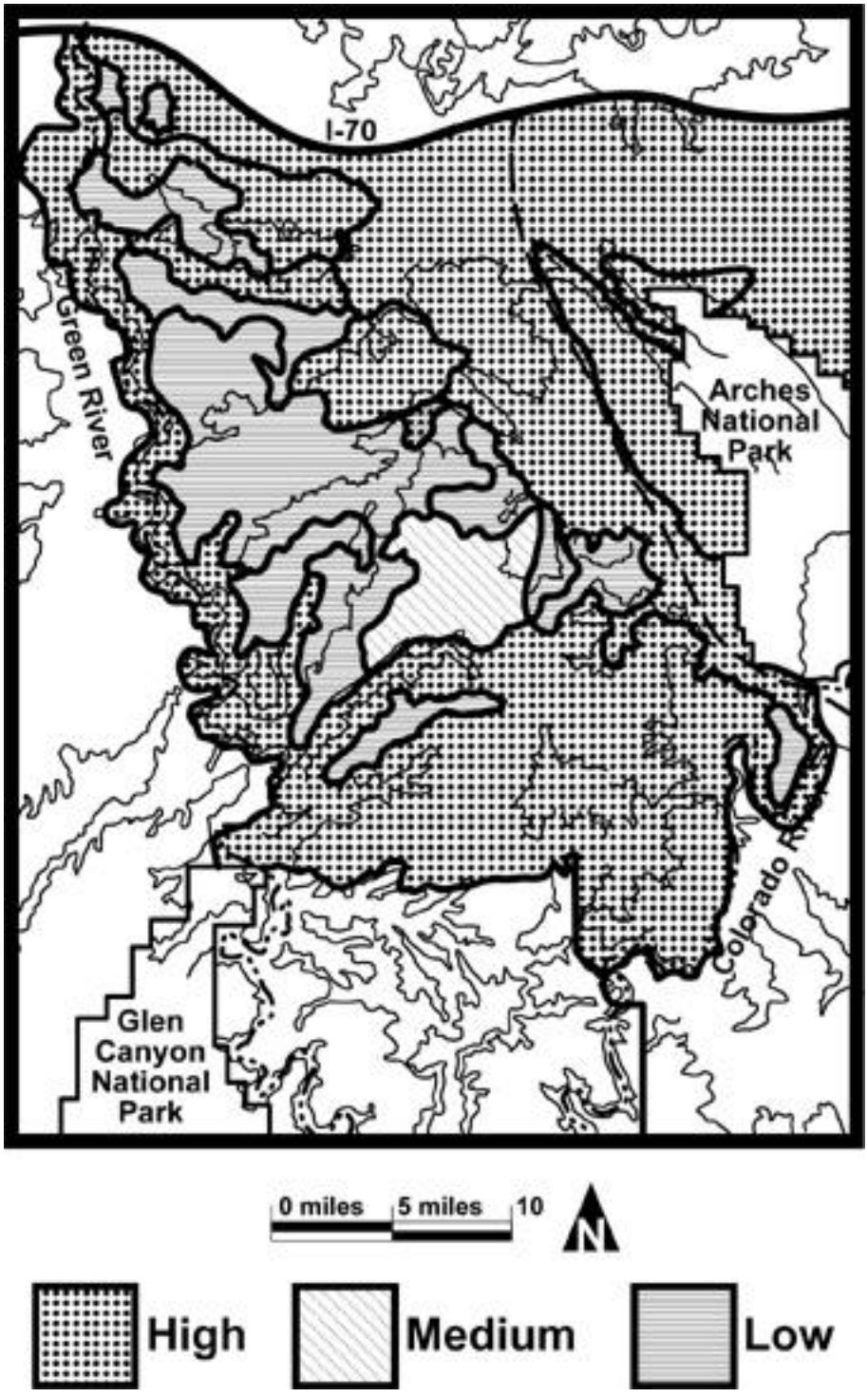


Illustration 10 - Distance Zone Overlay

Big Flat Squaw Park - West Planning Unit - Bureau of Land Management

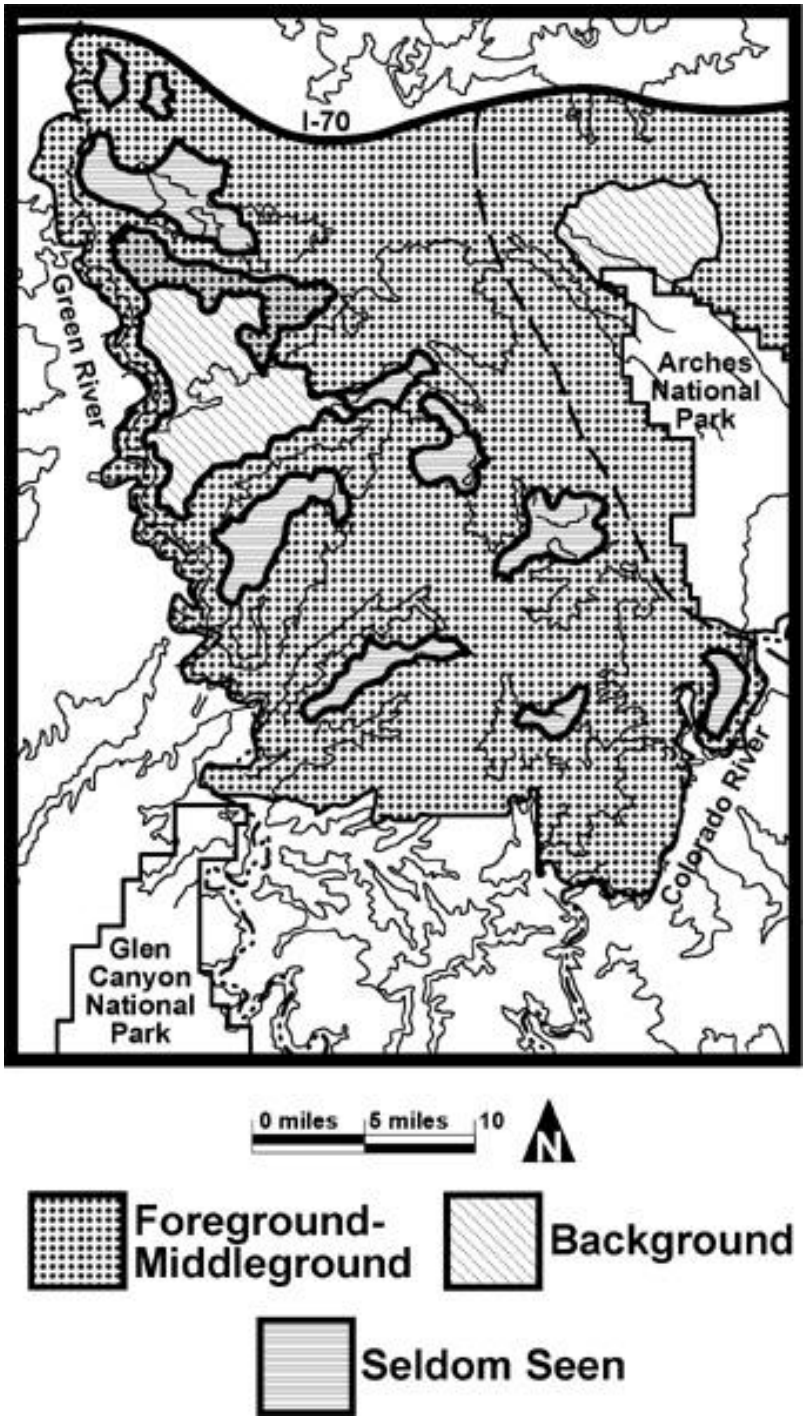


Illustration 11 - Determining Visual Resource Inventory Classes

A. Basis for Determining Visual Resource Inventory Classes

1. Class I. Class I is assigned to all special areas where the current management situations requires maintaining a natural environment essentially unaltered by man.

2. Classes II, III, and IV. These classes are assigned based on combinations of scenic quality, sensitivity levels, and distance zones as shown in the following matrix:

Visual Sensitivity Levels

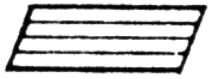
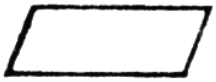
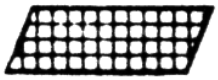
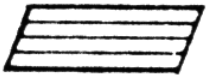
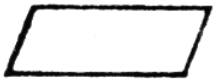
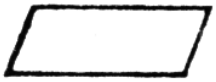
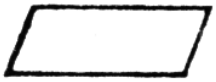
		High			**Medium**			**Low**
Special Areas		I	I	I	I	I	I	I
Scenic Quality	A	II	II	II	II	II	II	II
	B	II	III	III*	III	IV	IV	IV
				IV*				
	C	III	IV	IV	IV	IV	IV	IV
		f/m	b	s/s	f/m	b	s/s	s/s
		Distance Zones						

* If adjacent areas is Class III or lower assign Class III, if higher assign Class IV

B. How to Map Visual Resource Inventory Classes II, III, and IV.

Mapping inventory classes can be cumbersome and time consuming if not done in a systematic manner. Many systems have been developed to do this task. One that has been used effectively is:

Step I: Code each of the 3 overlays as follows:

Scenic Quality	A 	B 	C 
Sensitivity Levels	High 	Medium 	Low 
Distance Zones	F/M 	B 	S/S 

Step 2: Copy the codes from the overlays onto a single new overlay.

Step 3: Delineate the boundaries of the inventory classes on a new overlay using the following information as a guide:

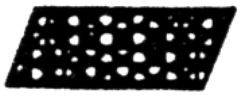
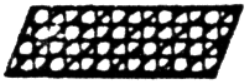
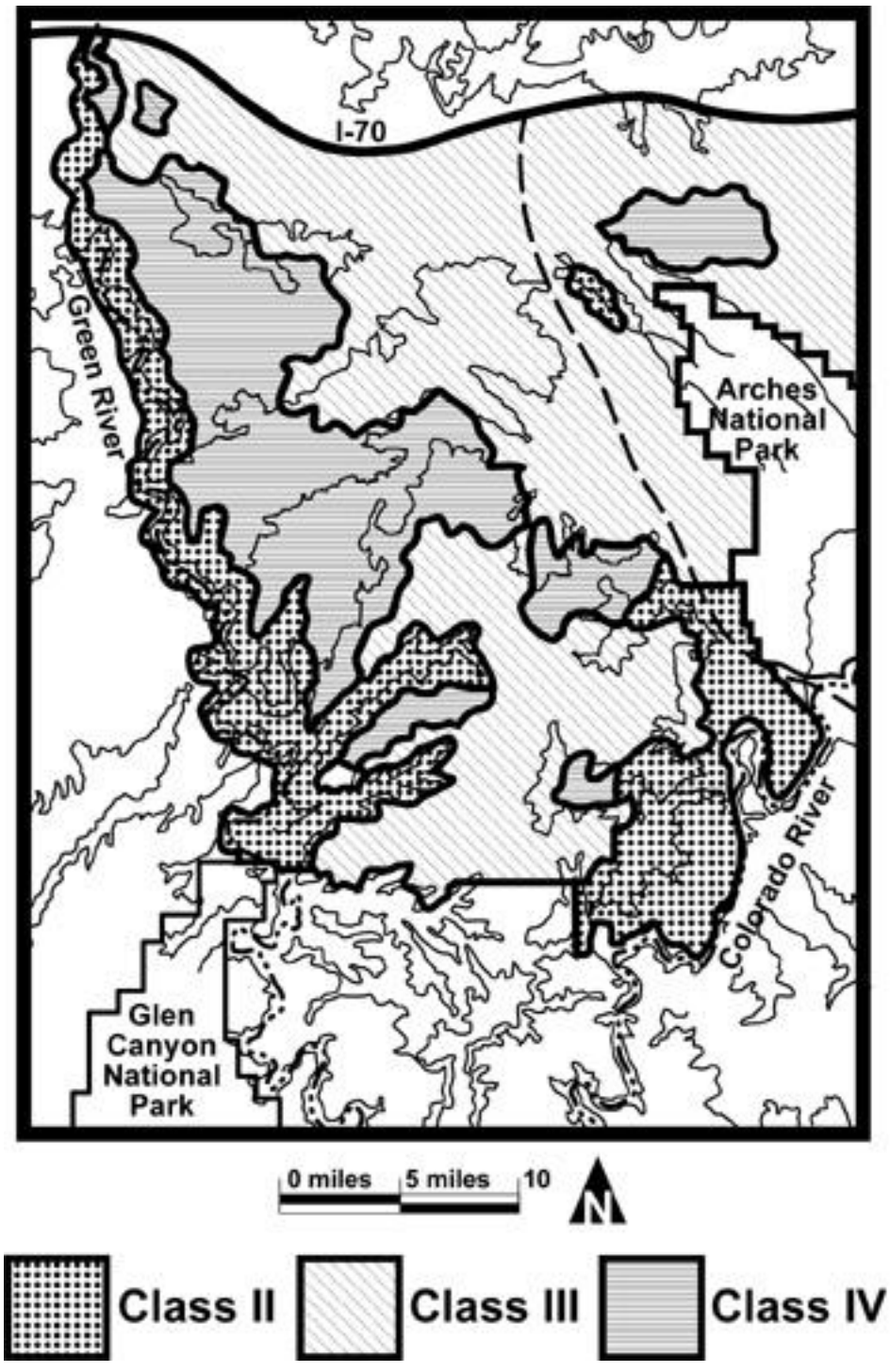
Class II	or more lines	
Class III	3 lines	
Class IV	2 lines or less	

Illustration 12 - Visual Resource Inventory Class Overlay

Big Flat Squaw Park - West Planning Unit - Bureau of Land Management



VII Special Management Areas Map

Natural and man-made environmental features will impact the ultimate use of the remaining vacant land in the City of Signal Hill. Development without special precautions in these areas could result in the loss of life and property. For this reason, the Special Management Areas Map (Figure 5) identifies the location and general extent of special features and this section provides general guidelines for consideration prior to development of these areas.

Geologic Study Area

The California State Geologist collects data concerning the location and sensitivity of the state's earthquake faults, and publishes seismic safety maps pursuant to the Alquist- Priolo Geologic Hazards Act. Within the special studies zone identified by the State Geologist certain precautions must precede development: Structures for human occupancy must not be constructed across an actual surface expression of an active fault. A site-specific geologic study must be prepared during the plan review period to determine the precise location of active faults. Proposed buildings must be set back a minimum of 50 feet from an active fault. The set back increases when fill conditions are proposed. All structures must be designed in accordance with the most current adopted Uniform Building Codes and all grading plans must be designed in accordance with the Uniform Grading Codes.

Noise Impact Areas

Certain areas along major arterial highways or under the flight path of aircraft are considered noise impact areas. These areas are defined in more detail in the Noise Element of this General Plan. New development within a noise impact area must conform to certain standards including the following: Residential structures must be designed to conform to Title 25 of the State of California Housing and Community Development Law. An acoustical study must be prepared for all residential structures proposed within a noise impact area as defined by Title 25 of the State Government Code. Structures must be designed to mitigate noise to acceptable standards per Title 25.

Petroleum Production Areas

Most vacant land in the City is vacant because it is part of the extensive "secondary recovery" oil filed project that requires multiple well locations for petroleum and gas extraction and water injection. Pipelines transport gas and a mixture of petroleum and water from the production wells to centralized processing facilities where the water is separated and recycled back into the oilfield at injection well sites. Further refining of the petroleum occurs outside of the City because there are no refineries remaining in town. Petroleum production is anticipated to continue during the planning period. There are approximately 485 wells scattered throughout the City, therefore there is

Figure 5 - Special Management Areas Map

increasingly potential for conflict between oil production activities and other urban uses. Periodic well servicing activities may continue for several days and disrupt the peace and quiet of the surrounding neighborhood. Moreover, petroleum spills and splattering has the potential to damage property and furtive gas leaks, though rarely combustible, are odorous and affect local air quality. In sensitive hillside locations the oil field pumping units may also have view impacts. Accordingly, development in oil production areas must consider the following: Irrespective of property lines, new structures must conform to the setback requirements of the Uniform Fire Code. The design of all projects must consider the preservation of access to wells and easements for pipelines and oil field utilities. All wells including active, inactive or abandoned wells must be considered during the plan review process and wells must be abandoned, re-abandoned or improved to conform to the State of California, Department of Conservation standards. When feasible, oil production facilities may be integrated into new development projects. Pumping units shall be painted and landscaped to soften visual impacts. Operating agreements (Joint Use Agreements) that allow for the continuation of oil production activities in both residential neighborhoods and parking lots of retail centers and provide for the continuation of petroleum recovery activities while putting valuable land into compatible productive urban uses are recommended for all new development in the oil field.

Scenic Vistas

The view from the hilltop is a valued public resource that must be preserved for the benefit of the community and the general public. The Hilltop Area Specific Plan recognizes the importance of preserving the public view and prohibits the construction of new dwellings that may interrupt the current unobstructed views from the Hilltop, Sunset View or Discovery Well Parks. Homeowners are also interested in preserving the view from their private dwellings and the purchase price of hillside housing often includes a "view premium". The City has adopted a View Policy and in the Hilltop Area Specific Plan, a View Ordinance, that attempts to balance existing residents' views and the property owners' right to develop vacant property in accordance with the Hilltop Area Specific Plan or other zoning standards. Through careful planning and analysis of the specific site and the affected views, new structures in hillside areas shall be designed and located where they have the least impact on existing views from private dwellings.

VIII Goals and Policies

Signal Hill residents, businesspersons and community leaders success in preserving the community's character and the features that make Signal Hill such a desirable place to live and do business has required a thoughtful approach to the land use decision making process. The community has worked diligently to create a clear sense of priorities and direction expressed here as Signal Hill's land use goals and policies.

GOAL 1 - Manage growth to achieve a well-balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space, and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City revenues. Goal 1 expresses the community desire to continue with a managed growth scenario to provide development opportunities for a variety of urban uses so long as the combination of land uses includes new or expanded revenue streams that support the public infrastructure and services needed for a growing community.

GOAL 2 - Ensure that new development is consistent with the City's circulation system, availability of public facilities, existing development constraints, and the City's unique characteristics and natural resources. Goal 2 expresses the importance of the interrelationship between all of the General Plan elements and recognizes limitations on growth may be necessary due to the capacity of the circulation system and other public facilities or development constraints including natural conditions like the earthquake fault zone or steep slopes.

GOAL 3 - Assure a safe, healthy, and aesthetically pleasing community for residents and businesses. Goal 3 recognizes that the community values public safety through design and support of police services, the importance of a healthy environment through building and safety codes, heath and fire and pollution regulation, and an aesthetically pleasing environment through site plan and design review and landscaping standards and the maintenance of private and public lands and facilities.

GOAL 4 - Ensure that future land use decisions are the result of sound and comprehensive planning. Goal 4 states the community's intent to be actively involved in the planning process including regional planning issues. Public participation in the development review process is encouraged and facilitated through community workshops and public hearings. Public officials participate in regional planning through the Gateway Council of Governments and the Southern California Association of Governments and professional organizations that promote regional solutions to local issues.

The four land use goals are restated below and given greater clarity through policy statements designed to further explain the goal and facilitate and support future decisions that will be made during the development review process. The policies are used to support staff recommendations for or against future development related decisions.

GOAL 1-Manage growth to achieve a well-balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space, and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City revenues.

Policy 1.1 - Encourage and manage growth in order to accommodate year 2010 moderate growth population, household and employment projections.

Policy 1.2. - Provide opportunities for a variety of residential densities and housing styles.

Policy 1.3 - Support the maintenance of residential areas and encourage in-fill of vacant lots close to transportation, municipal facilities, and shopping opportunities.

Policy 1.4 - Provide for density bonuses, which exceed maximum densities specified in the land use plan and classification system, for development projects for low and very-low income or "special need" households in low, medium, and high-density land use classifications.

Policy 1.5 - The distribution and intensity of land uses shall be consistent with the land use map and descriptions for each of the land use categories in Section VI of the Land Use Element.

Policy 1.6 - Ensure an adequate supply of commercial and industrial land for potential commercial and industrial expansion and development.

Policy 1.7 - Broaden the City's tax base by attracting commercial and industrial development to the City which will provide economic and employment benefits to the community while ensuring compatibility with other general plan goals and policies.

Policy 1.8 - Focus major commercial activity into economically viable and attractive centers. Concentrate retail, office, and complimentary uses in or near the City's Town Center. Support the Spring Street corridor as secondary commercial location.

Policy 1.9 - Provide incentives to encourage lot consolidations and large parcel land assemblage to provide expanded opportunities for coordinated development and redevelopment.

Policy 1.10 - Discourage the expansion of industries, which by their nature produce noise, odors, dust, traffic, and air pollution, which pose a risk to human health or the environment.

Policy 1.11 - Encourage a wide range of responsive and accessible public facilities and community services, including fire and police protection, library and educational, cultural and recreational opportunities, and other municipal services.

Policy 1.12 - Increase the amount and improve the network of public and private open space areas for active or passive recreation.

Policy 1.13 - Encourage landowners to contribute land and facilities to the City, which add to its beauty, convenience, amenities and cultural enrichment.

GOAL 2 - Ensure that new development is consistent with the City's circulation system, availability of public facilities, existing development constraints, and the City's unique characteristics and natural resources

Policy 2.1 - Coordinate and monitor the intensity and impact of land uses in Signal Hill and Long Beach on the City's existing transportation and circulation systems so that they are able to provide for the efficient movement of people and goods with the least interference.

Policy 2.2 - Preserve the integrity of hillside areas through low-density development, regulating the maximum intensity of development through a specific plan review process.

Policy 2.3 - Protect scenic vistas from public areas with special attention given to vistas adjacent to Panorama Drive, south of Skyline Drive and west of Stanley Avenue.

Policy 2.4 - Regulate development in identifiable hazardous areas as shown on the Special Management Areas Map or in areas that are environmentally sensitive.

Policy 2.5 - Ensure an orderly extension of essential services and facilities and preservation of a free-flowing circulation system, by requiring the provision of essential services and facilities at the developer's cost where these systems do not exist or are not already part of the City's financed annual Capital Improvement Program.

Policy 2.6 - Encourage the development of oil field areas through the removal or relocation of wells and pipelines, or with site plan designs that encourage the joint use of land for oil production and other urban uses while maintaining essential access to petroleum resources.

GOAL 3 - Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Policy 3.1 - Mitigate traffic congestion and unacceptable levels of noise, odors, dust, and glare which affect residential areas and sensitive receptors.

Policy 3.2 - Enhance the interface between existing and future development and oil production activities to protect the access to the resource while mitigating adverse impacts of oil field operations within an urban area.

Policy 3.3 - Ensure a sensitive transition between commercial or industrial uses and residential uses by means of such techniques as buffering, landscaping, and setbacks.

Policy 3.4 - Promote mixed-use development and ensure compatible integration of adjacent uses to minimize conflicts.

Policy 3.5 - Encourage the elimination of nonconforming uses and buildings and limit the reuse of nonconforming buildings to less intensive uses more compatible with the underlying zoning.

Policy 3.6 - Provide for undesirable or hazardous commercial or industrial uses while avoiding concentrating those uses in close proximity to schools or residential neighborhoods, and ensure adequate monitoring of those uses, which involve hazardous materials to avoid industrial accidents, chemical spills, fire, and explosions.

Policy 3.7 - Maintain and enhance the quality of residential neighborhoods.

Policy 3.8.-.Promote the rehabilitation, revitalization, or replacement of deteriorating residential properties, if necessary, without threatening the security and comfort of residents.

Policy 3.9 - Safeguard residential neighborhoods from intrusion by nonconforming and disruptive uses.

Policy 3.10 - Encourage the revitalization and redevelopment of older commercial and industrial areas.

Policy 3.11 - Maintain and improve, where necessary, the City's infrastructure and facilities.

Policy 3.12 - Encourage and promote high quality design and physical appearance in all development projects.

Policy 3.13 - Reinforce Signal Hill's image and community identity within the greater Long Beach Metropolitan area.

Policy 3.14 - Preserve and enhance the City's special residential character by encouraging the preservation, renovation and relocation of historic structures in low intensity residential development and a harmonious blending of buildings and landscape.

Policy 3.15 - Improve the image of major highways by use of landscaping, lighting, graphics, and/or other streetscape treatments.

Policy 3.16 - Review and revise, as necessary, the City's development standards to improve the quality of new development and protect the public health and safety.

Policy 3.17 - Promote "smart growth" principles that encourage development that is economically viable, creates a sense of community, and preserves natural resources. Smart growth includes narrower streets, mixed uses, smaller setbacks, open spaces, habitat preserves and parks, infill development and compact commercial centers, and the reuse of brownfields.

Policy 3.18 - Minimize the impacts of storm water runoff to the maximum extent practicable, on the biology, water quality and integrity of natural drainage systems and water bodies

Policy 3.19 - Maximize to the extent practicable, the percentage of permeable surfaces to allow more percolation of storm water runoff into the ground

Policy 3.20 - Minimize to the extent practicable, the amount of storm water directed to impermeable areas and to the municipal separate storm water system. Build storm water pollution prevention systems into all development projects including maximizing landscaped areas and providing areas for storm water storage and sedimentation.

Policy 3.21 - Require new projects to include permanent controls to reduce storm water pollutant loads from development sites including parking lots to the maximum extent practicable.

GOAL 4 - Ensure that future land use decisions are the result of sound and comprehensive planning.

Policy 4.1 - Consider all general plan goals and policies, including those in other general plan elements, in evaluating proposed development projects for general plan consistency.

Policy 4.2 - Maintain consistency between the Land Use Element, the other elements of the general plan, the zoning ordinance, and the Municipal Codes regulations and standards.

Policy 4.3 - Endeavor to promote public interest in the understanding of the general plan and land use programs.

Policy 4.4 - Encourage citizen participation in planning and the land use decision making process and development of land use programs and policies.

Policy 4.5 - Foster inter-governmental cooperation and coordination in order to maximize the effectiveness of land use policies.

Policy 4.6 - Develop comprehensive local and regional rather than piecemeal planning solutions and promote long-range solutions to land use issues.

Policy 4.7 - Strengthen the framework for effective regional and local planning efforts.

IV. GOALS AND POLICIES

Signal Hill's environmental resources, goals and policies have been developed to respond to community needs and recognize constraints as discussed in the preceding section of this element. Goals are defined as desirable long-range conditions that the city will strive to reach. Policies are statements of direction for the City to achieve those goals. Together, they provide the city with a guiding framework to define implementation strategies.

GOAL 1

Maintain and enhance the identity and aesthetic quality of Signal Hill as a City with striking view potential, and a City that is carefully managing its transition from resource extraction to balanced land uses.

POLICY 1.1

Protect views both to and from the Hill and other scenic features. This will extend to all new development, and to major rebuilding and additions.

POLICY 1.2

Design a greenbelt system that includes landscaped entranceways to the city, and landscaped medians and parkways on City streets. The greenbelt system should be linked to the civic center as a community focal point, the City's park system, bicycle and pedestrian trail system, active and passive open space, with consideration given to developing guidelines to integrate the system with private open space.

POLICY 1.3

Develop design guidelines and themes that can be utilized throughout the City, and that are integrated with the greenbelt system, public signage, street furniture, public buildings, and similar facilities.

POLICY 1.4

Protect and enhance the natural topography that exists in the City.

GOAL 2

Maintain and enhance the City's unique cultural, aesthetic and historic areas.

POLICY 2.1

Protect and enhance the State Historical Landmark at the Alamitos Well Site #1.

POLICY 2.2

Protect and enhance architectural resources in the City consistent with their significance and importance. Develop ways of encouraging these resources to remain intact as the City grows and develops.

GOAL 3

Provide and maintain a variety of parks and recreational facilities, both passive and active, that will be conveniently located througout the community.

POLICY 3.1

Provide parkland and recreational facilities in neighborhoods of the City currently not served with such facilities.

POLICY 3.2

Ensure accessibility of local and regional parklands of all types to all users, including the young, the elderly and the handicapped.

POLICY 3.3

Provide (within economic capabilities) as full a range of activities as possible, including active and passive recreation, biking, walking, jogging, picnicing and "viewing."

POLICY 3.4

Coordinate with the Long Beach Unified School District to ensure the availability of school recreational facilities for public recreation after school hours.

POLICY 3.5

Coordinate with the Long Beach Parks and Recreation Department on park and recreation planning to ensure that all users of these facilities in both cities are well served.

GOAL 4

Manage the production of economically valuable resources in the city to achieve a balance between current market forces and long-term community values.

POLICY 4.1

Improve the interface between oil production activities and urban development, both for existing and new projects.

POLICY 4.2

Encourage the development and production of natural resources that are demanded by the market, and that release land for urban uses at a reasonable and controlled rate.

POLICY 4.3

Require the restoration and reuse of land no longer necessary or economical for oil-production activities.

POLICY 4.4

Minimize and eliminate where feasible the adverse environmental impact of resource-production activities. Also provide adequate setback and open space where oil-production activities continue adjacent to urban development.

GOAL 5

Ensure minimal degradation to the physical environment from development or operational activities, and require restoration of the environment where degradation has occurred.

POLICY 5.1

Cooperate and participate in regional air quality management plans, programs and enforcement measures.

POLICY 5.2

Protect water quality and conserve water supplies through reducing and eliminating contamination from industrial operations or resource development activities. Cooperate and participate in regional water quality and water supply plans, programs and implementation measures.

POLICY 5.3

Eliminate the unsafe storage, use and transport of hazardous industrial and commercial chemicals and substances through regulation, planning and development review processes.

POLICY 5.4

Reduce and eventually eliminate current environmental degradation in all areas of the city. Require restoration of the environment in these areas where it is subsequently degraded.

GOAL 6

Ensure and protect the public safety in natural hazard areas.

POLICY 6.1

Regulate development to protect the public health, safety and general welfare where studies indicate hazards due to earthquake faults, unstable soils or steep slopes. Where needed, maintain such lands in public or private open space uses. Restrict the proximity of buildings to existing oil production uses or petroleum storage facilities that present a high risk of explosion or fire.

GOAL 7

Maintain and provide information to the community on environmental problems, opportunities, progress and issues.

POLICY 7.1

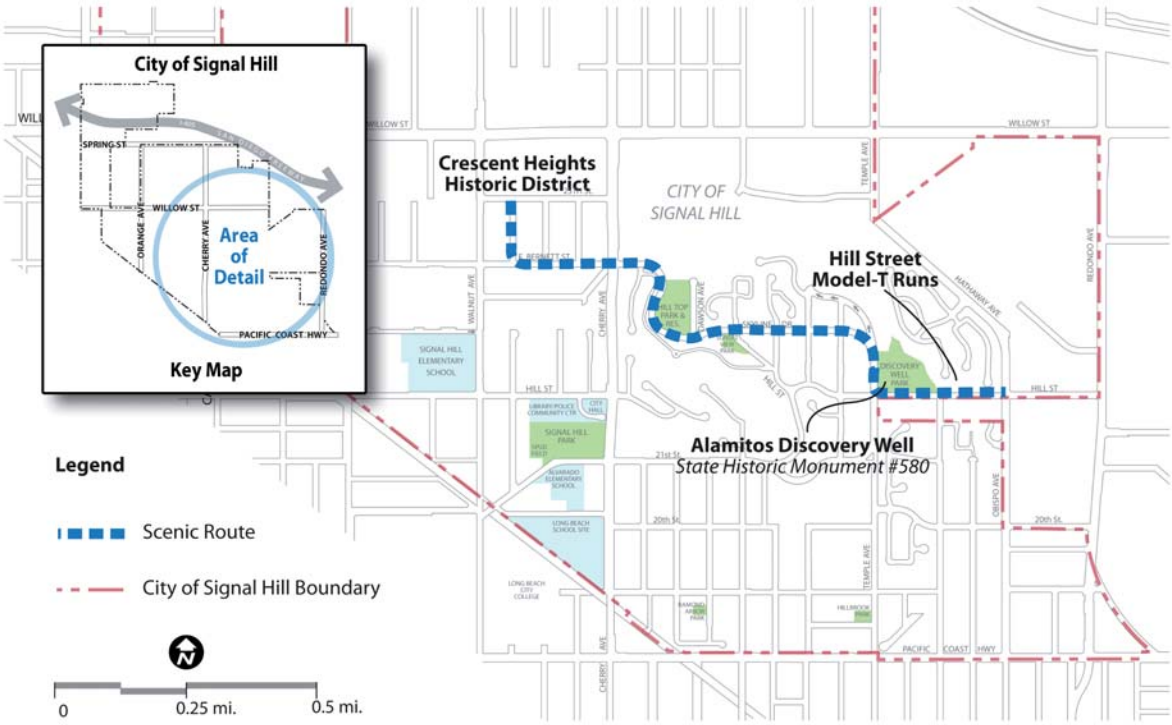
Disseminate information about the values of alternative energy technology, including use of solar energy in Signal Hill.

POLICY 7.2

Develop a public information program in conjunction with the oil production industry to explain programs and progress toward improving the resource production/urban development interface.

POLICY 7.3

Provide information to the general public on environmental conditions and issues in Signal Hill.



Map of Scenic Routes.

Figure 3

View from Skyline Drive along a Scenic Route.

Image 1