



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Sacramento, California 95826-3200
<https://dtsc.ca.gov/>



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 23, 2024

Colleen Doan
Community Development Director
City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755
cdoan@cityofsignalhill.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE COURTYARD AT SIGNAL HILL
PROJECT DATED OCTOBER 2, 2024, STATE CLEARINGHOUSE NUMBER
[2024100062](#)

Dear Colleen Doan,

The Department of Toxic Substances Control (DTSC) received and reviewed a Mitigated Negative Declaration (MND) for The Courtyard at Signal Hill project (project). Signal Ventures LLC proposes to demolish, remove, and dispose of all existing buildings, concrete, asphalt, and vegetation. Once clear, the project site would be developed into eight new detached single-family homes and ancillary facilities. This residential development would require a zoning ordinance amendment from the current designation of Residential High Density to The Courtyard Specific Plan. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. Mitigation Measure HAZ-1: Soil Management Plan states, "A Soil Management Plan shall be developed in consultation with the appropriate regulatory authorities and the remedial action agreed action shall be completed." A SMP alone cannot sufficiently identify and document the

potential contaminants that may pose a threat to human health and the environment. DTSC recommends that a cleanup plan, a Removal Action Workplan (RAW) or Remedial Action Plan (RAP), be prepared to adequately address all site impacts after complete characterization.

2. The City of Signal Hill and the South Coast Air Quality Management District are indicated as appropriate reporting agencies but are not recognized as appropriate oversight. Consultation should occur with proper oversight therefore, DTSC recommends the City of Signal Hill enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from a [self-certified local agency](#), DTSC or the Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).
3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

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DTSC appreciates the opportunity to comment on the MND for The Courtyard at Signal Hill. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
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cc: (via email)

Governor's Office of Planning and
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