



## NOTICE OF INTENT TO ADOPT/NOTICE OF AVAILABILITY MITIGATED NEGATIVE DECLARATION

### *City of Seal Beach*

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This serves as the City of Seal Beach's Notice of Intention to adopt a Mitigated Negative Declaration for the Hellman Ranch Gas Plant project, prepared in accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines and local implementation procedures.

**Project Title:** Hellman Ranch Gas Plant, Conditional Use Permit 18-9.

**Project Location:** City of Seal Beach, 1 Pacific Coast Highway, Seal Beach, California 90740. The Project encompasses a portion of Assessor's Parcel Number (APN) 095-010-68 and is located on the north side of Pacific Coast Highway, east of 1<sup>st</sup> Street.

**Project Description:** The Project proposes to construct a new gas plant on a 16,117 square foot, "puzzle-shaped" parcel (or a .37 acres site). The proposed gas plant will involve the construction of approximately 12 pieces of equipment including but not limited to compressors, transformers and tanks of various sizes. The Project will be located near existing equipment similarly used for oil and gas production facilities, and is located on one of several parcels, totaling approximately 57 acres, that is owned by Hellman Properties, and upon which oil and gas production facilities are currently operated. The project site is not included on the list of hazardous materials facilities, hazardous waste properties, or hazardous waste disposal sites enumerated under Section 65962.5 of the California Government Code (Cortese List).

**Environmental Effects:** The City, as Lead Agency under CEQA, prepared an Initial Study of environmental impacts of the Project. Based on the findings of the Initial Study, the City has determined that the Project could result in potentially significant effects, but the Project Applicant will incorporate mitigation measures that would avoid or mitigate effects to a point where no significant environmental impacts will occur. Mitigation has been included to address aesthetics, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, tribal cultural resources, and wildfire impacts.

**NOTICE IS HEREBY GIVEN THAT** the City of Seal Beach proposes to adopt a Mitigated Negative Declaration for the above-cited Project. The Mitigated Negative Declaration is based on the finding that, with the above-referenced mitigation measures, the will not have a significant adverse effect on the environment. Copies of the Mitigated Negative Declaration (MND) and supporting materials are available for review during the Public Comment Period (September 10, 2020 through October 12, 2020) at the following additional locations:

1. City of Seal Beach Development Services Dept., 211 Eighth Street, Seal Beach, California 90740.
2. City of Seal Beach website: <http://www.sealbeachca.gov>

Written comments on the MND must be submitted by 5:00 p.m. on Monday, October 12, 2020 to:

Steve Fowler, Senior Planner  
211 Eighth Street  
Community Development Department  
Seal Beach, CA 90740  
[Sfowler@sealbeachca.gov](mailto:Sfowler@sealbeachca.gov)  
(562) 431-2527, ext. 1316

**Public Meetings:** Two public meetings are currently scheduled regarding the Project. A Seal Beach Environmental Quality Control Board (EQCB) meeting is tentatively scheduled for **September 23, 2020 at 6:00 P.M.** and a Seal Beach Planning Commission is tentatively scheduled to consider the Mitigated Negative Declaration and proposed project at its regular Planning Commission meeting on **November 2, 2020 at 7:00 P.M.** Due to the need for social distancing and the prohibition on public gatherings in the Amended Order and Guidance of the Orange County Health Officer issued March 18, 2020, all participation in the above-referenced Environmental Quality Control Board meeting and Planning Commission meeting will be by videoconference for the Members of the EQCB board and Planning Commission, staff, and project applicants. Because of the unique nature of the emergency there will NOT be a physical meeting location and all public participation will be electronic. To confirm the date and time of the meetings and for additional information concerning the proposed project, please check the City's website: <http://www.sealbeachca.gov>.