

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Hellman Ranch Gas Plant

Lead Agency: City of Seal Beach

Contact Name: StevE Fowler

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Project Location: Seal Beach Orange  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

An application for Conditional Use Permit 18-9 has been submitted to the City of Seal Beach for the construction of a gas plant on a parcel that is 16,117 square feet or a .37 acres site. The total site is made up of several parcels totaling approximately 57 acres. The proposed project consists of the construction of a gas plant on a puzzle shaped parcel. The proposed gas plant will consist of approximately 12 pieces of equipment including but not limited to compressors, transformers and tanks of various sizes. The equipment will be located near existing equipment. The project encompasses a portion of assessor' s parcel number 095-010-68 which is one of several parcels that are owned by Hellman Properties in the immediate area in which oil and gas production facilities are operated. The address for the site is 1 Pacific Coast Highway in the City of Seal Beach. The project site is located on the north side of Pacific Coast Highway east of 1st Street.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project could create a new source of light or glare, the project will be required to provide a lighting plan that includes shielding, downward facing, and dark sky compliant. The air quality could increase pollutants during construction as disturbing dirt and winds tend to do but there are standard mitigation measures that have been included to mitigate these impacts to less than significant. The cultural resource of possible Native American Artifacts could be located on the site, an Archeological Monitoring and Unanticipated Discovery Treat Plan will be submitted and approved by the Community Development Department prior to grading and an archaeologist and Native American Monitor shall be present at the site during all ground disturbance activities. The geology and soils preparation for the construction of the plant on the site will follow the Geotechnical Investigation Report prepared by Wood Environmental & Infrastructure Solutions, Inc dated July 9, 2018 or any subsequent updates. grading plans shall be submitted and approved to meet the recommendations of the report and approved by the Public Works Department. All NPDES and BMP requirements shall be met to mitigate impacts associated with the project. Noise concerns shall be mitigated by adhering to the City's approved construction hours and prior to commencement of construction activities a notice shall be provided to the residents adjacent to the project regarding anticipated construction activities and the dates and times when substantial noise generating activities are anticipated to occur.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The area that may lead to controversy is the Cultural Resource aspect of the project. The area the site is located on has in the past had artifacts found near the location. The applicant will be providing an Archeological Monitoring and Unanticipated Discovery Treatment Plan to be reviewed by the Community Development Department. The City tries to keep a good working relationship with the Native American representatives to assure these impacts are mitigated.

Provide a list of the responsible or trustee agencies for the project.

Department of Fish and Wildlife  
California Coastal Commission  
Department of Water Resources  
Air Resources Board  
California Native American Heritage Commission