

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: 490 Pacific Coast Highway Project (Gas Station with Convenience Store)

Lead Agency: City of Seal Beach

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Project Location: Seal Beach Orange County
City *County*

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

An application for Conditional Use Permit CUP 17-3 has been submitted to the City of Seal Beach. The project proposes to construct a new gas station with a convenience store on a 26,793 square foot parcel (or a .62 acres site). The proposed gas station will involve the installation of 16 gas pump dispensers and the construction of an approximately 2,400 square foot convenience store. The site was previously a gas station that was demolished in 2011. The site has been an active environmental remediation area (with operating groundwater and soil vapor recovery systems) since 1986 to remove leaked gasoline from the previous gas station. Variance application VAR 18-2 has also been submitted as the site does not meet the minimum frontage on a public street of 150 feet along the south property line. The project site is included on the list of Leaking Underground Storage Tank Sites from the State Water Board's Geo Tracker database but not on the hazardous materials facilities, hazardous waste properties, or hazardous waste disposal sites enumerated under Section 65962.5 of the California Government Code (Cortese List).

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

The cultural resource of possible Native American Artifacts could be located on the site, a qualified archaeologist and Native American monitors from both the Gabrielino (Gabrieleno) and Juaneno tribes shall conduct a Worker Environmental Awareness Program (WEAP) to present to city staff prior to any ground disturbing activities. The WEAP should be done prior to grading. The monitors should be on site during ground disturbing activities. A report shall be prepared following the conclusion of monitoring documenting the methods and results of the monitoring program.

The geology and soils preparation for the construction of the project shall follow a geotechnical investigation prepared by the applicant. This report shall be submitted with the grading plans. All grading shall follow the recommendations of the report.

Hazards and hazardous materials will be required to have a construction worker health and safety work plan and a hazardous materials business emergency plan (HMBEP) that has basic safety information and basic information on the location, type, quantity and health risks of hazardous materials stored, used or disposed of on-site. The HMBEP shall be submitted to Orange County Health Care Agency (OCHCA).

Restriping will be required as part of the transportation plan.

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 cause controversy is if the site is safe to build on as a previous tank leaked on site in the past. The applicant has submitted with the application a letter from the Orange County Health Care Agency stating the site continues to requires some remediation but is safe to build. As with other sites in the area Ttribal Cultural Resources are also a concern. As part of this concern possible Native American Artifacts could be located on the site, a qualified archaeologist and Native American monitors from both the Gabrielino (Gabrieleno) and Juaneno tribes shall conduct a Worker Environmental Awareness Program (WEAP) to present to city staff prior to any ground disturbing activities. The WEAP should be done prior to grading. The monitors should be on site during ground disturbing activities. A report shall be prepared following the conclusion of monitoring documenting the methods and results of the monitoring program.

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

Orange County Health Care Agency
California Coastal Commission
Department of Water Resources
Air Resources Board
Department of Fish and Game
California Native American Heritage Commission
CALTRANS Planning