



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

City of Seal Beach

This serves as the City of Seal Beach's Notice of Intention to adopt a Mitigated Negative Declaration for the **490 Pacific Coast Highway Project (Gas Station with Convenience Store)** project, prepared in accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines and local implementation procedures.

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

Project Location: City of Seal Beach, 490 Pacific Coast Highway, Seal Beach, California 90740. The Project encompasses a portion of Assessor's Parcel Number (APN) 043-301-02 and is located on the North West corner of Pacific Coast Highway, and 5th Street.

Project Description: 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).

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, land use and planning, hazards and hazardous materials, noise, transportation, and tribal cultural resources.

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 project will not have a significant adverse effect on the environment. Copies of the Mitigated Negative Declaration (MND) and supporting materials are available for review at the following locations during the Public Comment Period (November 23, 2020 through December 23, 2020):

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 Wednesday, December 23, 2020 to:

Steve Fowler, Senior Planner
211 Eighth Street
Community Development Department
Seal Beach, CA 90740
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 **December 9, 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 **February 1, 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>.