



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 13980 Seal Beach Boulevard Project (Hydrogen Fueling Station) project, prepared in accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines and local implementation procedures.

Project Title: 13980 Seal Beach Boulevard Project (Hydrogen Fueling Station).

Project Location: City of Seal Beach, 13980 Seal Beach Boulevard, Seal Beach, California 90740. The Project encompasses a portion of Assessor's Parcel Number (APN) 095-641-52 and is located on the Northwest corner of Westminster Boulevard and Seal Beach Boulevard.

Project Description: An application for Conditional Use Permit (CUP 20-4) has been submitted to the City of Seal Beach. The proposed project consists of the installation of a new hydrogen fueling facility at an existing gasoline station and convenience store. The proposed hydrogen fueling station would be similar in construction and appearance to the existing gasoline fueling stations and would provide two new hydrogen fuel dispensers. The existing convenience store, fueling bays canopy, and associated gasoline fueling equipment would remain on site, as would the auto service and repair station attached to the convenience store. In addition, an approximately 1,010-square-foot hydrogen equipment enclosure would be constructed in the northern portion of the project site. The enclosure would be a four-sided wall/fence structure without a roof. The enclosure would be of decorative CMU construction and include steel screening fence along with steel doors or gates to restrict access. Hydrogen equipment in the enclosure would include two hydrogen station modules for gas compression, hydrogen gas storage vessels, and a delivery manifold for off-loading fuel deliveries. Underground fuel pipelines would be installed to carry the hydrogen to two dispenser pumps, which would be installed west of the existing fueling stations.

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 (February 26, 2021 through March 29, 2021):

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. Monday, March 29, 2021 to:

Marco Cuevas Jr., Assistant Planner
211 Eighth Street
Community Development Department
Seal Beach, CA 90740
mcuevas@sealbeachca.gov
(562) 431-2527, ext. 1324

Public Meetings: Two public meetings are currently scheduled regarding the Project. A Seal Beach Environmental Quality Control Board (EQCB) meeting is tentatively scheduled for **March 24, 2021 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 **April 5, 2021 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>.