

Notice of Determination**Appendix D****To:**

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: Orange
 Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Seal Beach
 Address: 211 Eighth Street
Seal Beach, CA 90740
 Contact: Shaun Temple
 Phone: (562) 431-2527, ext 1316

Lead Agency (if different from above):
Same
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025080495

Project Title: Hellman Solar PV Electrical System Project

Project Applicant: Hellman Properties, LLC

Project Location (include county): 1 Pacific Coast Highway, Seal Beach, CA 90740 (Orange County)

Project Description:

The installation and operation of a 1.5 megawatt fixed-tilt ground mounted solar PV system that would interconnect with the Hellman Property's electrical infrastructure and operate in parallel with the utility grid to provide energy in support of the facilities operations. The project includes three separate solar arrays, consisting of 56 solar tables, comprised of 3,100 solar panels. The proposed PV system would cover approximately 2.66 acres on the north edge of the existing Hellman Ranch Facility.

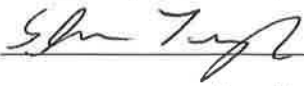
This is to advise that the City of Seal Beach has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on 9/29/2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Seal Beach City Hall, 211 8th Street, Seal Beach, CA 90740

Signature (Public Agency):  Title: Interim Com. Dev. Director

Date: 10/3/2025 Date Received for filing at OPR: 10/3/2025