

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

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Filed: November 3 2006
49th Day: December 22, 2005
180th Day: May 2, 2007
Staff: Fernie Sy-LB
Staff Report: March 22, 2007
Hearing Date: April 10-13, 2007
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

APPLICATION NO.: 5-06-116

APPLICANT: Hassan and Sons, Inc

AGENTS: Richard Stupin

PROJECT LOCATION: 2950 Westminster Avenue, City of Seal Beach (County of Orange)

PROJECT DESCRIPTION: Remodel and addition to an existing 2,517 square foot gas station with six (6) existing parking spaces and a 2,520 square foot fuel canopy consisting of: demolition of 443 square feet of the gas station, an addition of 1,063 square feet for a new car wash and a new convenience store, an addition to the existing canopy, removal and relocation of underground storage tanks, installation of new fuel dispensers, landscaping and addition of seven (7) parking spaces.

LOCAL APPROVALS RECEIVED: Approval-In-Concept dated January 19, 2006 and Conditional Use Permit No. 05-10 April 4, 2006 from the City of Seal Beach Planning Department.

SUMMARY OF STAFF RECOMMENDATION:

The applicant is proposing to conduct a remodel and addition to an existing Chevron gas station in the City of Seal Beach. The major issues before the Commission relate to the effect of the proposed development on water quality and parking.

Staff is recommending **APPROVAL** of the proposed development with **SEVEN (7) SPECIAL CONDITIONS** requiring: **1)** construction best management practices; **2)** requires submittal of a Final Drainage and Runoff-Control Plan; **3)** additional approvals for any future development; **4)** submittal of a revised Work Plan; **5)** Regional Water Quality Control Board (RWQCB) approval; **6)** Orange County Health Care Agency (OCHCA) approval; and **7)** submittal of a Landscape Plan.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The City of Seal Beach does not have a certified Local Coastal Program. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act.

SUBSTANTIVE FILE DOCUMENTS: Letter to Richard Stupin from Commission staff dated April 21, 2007; *Station Upgrade Activities Work Plan* prepared by Cambria Environmental Technology, Inc.

dated September 19, 2006; *Standard Urban Stormwater Mitigation Plan (SUSMP)* prepared by EGL Associates, Inc. date September 25, 2006; Hydrology Study prepared EGL Associates, Inc. dated September 25, 2006; Letter to Commission staff from Richard Stupin dated October 26, 2006; and *Report of Soil Investigation (Project No. 0471-S)* prepared by Pacific Geosoils, Inc. dated May 18, 2006.

LIST OF EXHIBITS

1. Location Maps
 2. Site Plan
 3. Floor Plan
 4. Elevations
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STAFF RECOMMENDATION:

MOTION: I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION:

I. APPROVAL WITH CONDITIONS

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. CONSTRUCTION BEST MANAGEMENT PRACTICES

A. The permittee shall comply with the following construction-related requirements:

- (1) No construction materials, debris, or waste shall be placed or stored where it may be subject to wave, wind, rain, or tidal erosion and dispersion;
- (2) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
- (3) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters;
- (4) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control dust and sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters; and
- (5) All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

B. Best Management Practices (BMPs) designed to prevent spillage and/or runoff of construction-related materials, sediment, or contaminants associated with construction activity shall be implemented prior to the on-set of such activity.

Selected BMPs shall be maintained in a functional condition throughout the duration of the project. Such measures shall be used during construction:

- (1) The applicant shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible;
- (2) The applicant shall develop and implement spill prevention and control measures;
- (3) The applicant shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50-feet away from a stormdrain, open ditch or surface water; and
- (4) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.

2. FINAL DRAINAGE AND RUN-OFF CONTROL PLAN

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the permittee shall submit for the review and approval of the Executive Director, two (2) full sized copies of a Final Drainage and Run-off Control Plan for the post-construction project site, prepared by a licensed water quality professional, and shall include plans, descriptions, and supporting calculations. The final plan shall be in substantial conformance with the *Standard Urban Stormwater Mitigation Plan (SUSMP)* prepared by EGL Associates, Inc. date September 25, 2006. In addition, the plan shall be in substantial conformance with the following requirements:

- (1) The plan shall incorporate appropriate Best Management Practices (BMPs) into the development, designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather flows leaving the developed site;
- (2) Wash water from the car wash facility shall be contained and directed to the sanitary sewer system. Pre-treatment of the wash water, prior to discharge, shall be included if required by the local sanitary sewer municipality. No wash water shall be discharged to the stormdrain system;
- (3) Irrigation and the use of fertilizers and other landscaping chemicals shall be minimized through the use of low-maintenance landscaping and efficient irrigation technology or systems;
- (4) Trash, recycling and other waste containers, as necessary, shall be provided. All waste containers anywhere within the development shall be covered, watertight, and designed to resist scavenging animals;

- (5) Runoff from all roofs, roads and parking areas (excluding the car wash facility which is to be directed to the sanitary sewer per subsection (2) of this Special Condition) shall be collected and directed through a system of structural BMPs designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants (including trash and debris, vehicular fluids, particulates such as brake pad dust (heavy metals), and fertilizers) through infiltration, filtration and/or biological uptake. The drainage system shall also be designed to convey and discharge runoff from the developed site in a non-erosive manner;
- (6) Post-construction structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs;
- (7) All BMPs shall be operated, monitored, and maintained for the life of the project and at a minimum, all structural BMPs shall be inspected, cleaned-out, and where necessary, repaired at the following minimum frequencies: (1) prior to October 15th each year; (2) during each month between October 15th and April 15th of each year and, (3) at least twice during the dry season. Maintenance records will be kept to verify that the BMPs have been inspected and maintained as required;
- (8) Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner; and
- (9) It is the applicant's responsibility to maintain the drainage system and the associated structures and BMPs according to manufacturer's specifications.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. FUTURE DEVELOPMENT

This permit is only for the development described in Coastal Development Permit No. 5-06-116. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to the development governed by Coastal Development Permit No. 5-06-116. Accordingly, any future improvements to the service station authorized by this permit, including repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-06-116 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

4. REVISED WORK PLAN

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the permittee shall submit for the review and approval of the Executive Director, two (2) copies of a Revised Work Plan for the removal and installation of new monitoring wells and the removal and relocation of underground storage tanks (UTS), prepared by a licensed professional, and shall include plans, descriptions, and supporting calculations. The revised work plan shall be in substantial conformance with the *Station Upgrade Activities Work Plan* prepared by Cambria Environmental Technology, Inc. dated September 19, 2006. The relocation of the underground storage tanks was not reviewed and analyzed in the original work plan. The revised work plan shall also include a site analysis, potential impacts and installation recommendations for the relocation of the underground storage tanks.
- B.** The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

5. REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) APPROVAL

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide to the Executive Director a copy of a permit issued by the Regional Water Quality Control Board (RWQCB) regarding the proposed dewatering, or a letter of permission, or evidence that no permit or permission is required. The applicant shall inform the Executive Director of any changes to the project required by the Regional Water Quality Control Board. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit amendment, unless the Executive Director determines that no amendment is required.

6. ORANGE COUNTY HEALTH CARE AGENCY (OCHCA)

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide to the Executive Director a copy of a permit issued by the Orange County Health Care Agency (OCHCA) regarding the removal and installation of monitoring wells and the removal and relocation of underground storage tanks and any required remediation for leaked/spilled petroleum products or other hazardous material, or a letter of permission, or evidence that no permit or permission is required. The applicant shall inform the Executive Director of any changes to the project required by the Orange County Health Care Agency. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit amendment, unless the Executive Director determines that no amendment is required.

7. LANDSCAPE PLAN

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, two (2) full sized copies of a Landscape Plan that demonstrate the following:

- (1) The plan shall demonstrate that:
 - (a) All landscaping shall consist of native and/or non-native drought tolerant non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. Any existing landscaping that doesn't meet the above requirements shall be removed.
 - (b) All planting shall provide 90 percent coverage within 90 days and shall be repeated if necessary to provide such coverage;
 - (c) All plantings shall be maintained in good growing condition throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan;
 - (2) The plan shall include, at a minimum, the following components:
 - (a) A map showing the type, size, and location of all plant materials that will be on the developed site, the irrigation system, topography of the developed site, and all other landscape features, and
 - (b) a schedule for installation of plants.
- B.** The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is located at 2950 Westminster Avenue in the City of Seal Beach, Orange County (Exhibit # 1). The lot size is approximately 26,500 square feet and is currently zoned as General Commercial (C-2) in the City of Seal Beach Zoning Code (not certified by the Commission) and currently on site is an existing Chevron gas station with auto repair facilities. North of the project site is Westminster Avenue and then commercial uses; South and East of the project site are Seal Beach Boulevard and then the Seal Beach Naval Weapons Station; and West of the project site are commercial/industrial uses affiliated with the Boeing property.

Public access to the beach is located approximately 3-miles West of the project site at the end of Seal Beach Boulevard (Exhibit # 1).

The proposed project entails the remodel and addition to an existing 2,517 square foot gas station with six (6) existing parking spaces and a 2,520 square foot fuel canopy consisting of: demolition of 443 square feet of the gas station, an addition of 1,063 square feet for a new car wash and a new convenience store, a 1,560 square foot addition to the existing canopy, removal and relocation of three (3) underground storage tanks, installation of two (2) new fuel dispensers, landscaping and addition of seven (7) parking spaces (Exhibits #2-4). Post project, the total building area will be 3,137 square feet with a 4,080 square foot fuel canopy covering six (6) fuel dispensers. There are currently six (6) parking spaces onsite and with the seven (7) proposed parking spaces, there will be a total of thirteen (13) parking spaces post project. The gas station currently contains a service station with auto repair facilities, which will not be a part of the new remodeled Chevron Service Station.

Storage or placement of construction materials, debris, or waste in a location subject to erosion and dispersion or which may be discharged into coastal water via rain or wind would result in adverse impacts upon the marine environment that would reduce the biological productivity of coastal waters. For instance, construction debris entering coastal waters may cover and displace soft bottom habitat. Sediment discharged into coastal waters may cause turbidity, which can shade and reduce the productivity of foraging avian and marine species' ability to see food in the water column. In order to avoid adverse construction-related impacts upon marine resources, the Commission imposes **SPECIAL CONDITION NO. 1**, which outlines construction-related requirements to provide for the safe storage of construction materials and the safe disposal of construction debris. This condition requires the applicant to remove any and all debris resulting from construction activities within 24 hours of completion of the project. In addition, all construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

The proposed project is new development, which affords an opportunity to improve water quality. Much of the pollutants entering the ocean come from land-based development. The Commission finds that it is necessary to minimize to the extent feasible within its jurisdiction the cumulative adverse impacts on water quality resulting from incremental increases in impervious surface associated with additional development. Reductions in the amount of pollutants in the existing runoff would be one step to begin to reduce cumulative adverse impacts to coastal water quality. The currently proposed project drains a parking area, paved walkways, landscaped areas and a remodeled and expanded building. As such, appropriate measures must be taken to assure that adverse effects on water quality are minimized. In order to deal with these post construction water quality impacts, the applicant has submitted Drainage and Run-Off Control Plan entitled *Standard Urban Stormwater Mitigation Plan (SUSMP)* prepared by EGL Associates, Inc. date September 25, 2006. During construction sand bags will be used to prevent runoff from leaving the site. In addition, the project also involves construction and post-construction Best Management Practices

(BMPs) to ensure water quality protection and enhancement at the subject site. Proposed post-construction BMPs include the incorporation of trench drains and catch basins equipped with a filtration system. While these measures to deal with post construction water quality are acceptable, additional measures are necessary, such as wash water from the car wash facility will be directed to the sanitary sewer system, minimization of irrigation and the use of fertilizers and other landscaping chemicals through the use of low-maintenance landscaping and efficient irrigation technology or systems and that trash, recycling and other waste containers, as necessary, shall be provided on site. Therefore, the Commission imposes **SPECIAL CONDITION NO. 2**, which requires the applicants to submit a Final Drainage and Run-Off Control Plan.

There will be a slight change to the type of use at the subject site since a new convenience store and car wash will be added; however, these uses are commonly associated with service stations. In addition, two (2) new fueling stations will be added for a post project total of six (6) fueling stations. Previously, an auto repair facility was located on site, but will no longer be a part of the service station post project. There are currently six (6) parking spaces onsite and seven (7) parking spaces are being proposed with the project for a total of thirteen (13) parking spaces post project. These combined uses are compatible to one another and will share in the pool of parking provided on site. The parking provided is an adequate amount to serve the uses. Thus, adequate parking is provided on site. In addition, since the project site is approximately 3-miles from the beach, public parking in the immediate vicinity of the project site would not be utilized to support visitors to the beach and thus their use by patrons of the proposed development would not have an adverse impact to public access to the beach. However, to assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission imposes **SPECIAL CONDITION NO. 3**, which is a future improvements special condition.

The proposed development also consists of removal and relocation of three (3) existing underground storage tanks (UST), each with a capacity of 10,000 gallons of fuel. In addition, six (6) existing monitoring wells are being abandoned and six (6) new wells are being installed. In order to assess this work, the applicant has submitted a Work Plan titled *Station Upgrade Activities Work Plan* prepared by Cambria Environmental Technology, Inc. dated September 19, 2006. This Work Plan discusses the removal of the three (3) existing USTs and the abandonment and installation of monitoring wells; however, this report does not discuss the installation of the new USTs. Therefore, the Commission imposes **SPECIAL CONDITION NO. 4**, which requires the applicant to submit a revised Work Plan that discusses the installation of the three (3) new underground storage tanks prior to issuance of a coastal development permit. The revised work plan shall include a site analysis, potential impacts and installation recommendations for the relocation of the underground storage tanks. In addition, the submitted Work Plan states that dewatering is necessary. This would require an approval from the Regional Water Quality Control Board (RWQCB); however, no such approval has been received for this activity from the RWQCB. Therefore, the Commission imposes **SPECIAL CONDITION NO. 5**, which requires the applicant to provide written evidence of RWQCB review and approval of the dewatering prior to issuance of a coastal development permit. The Orange County Health Care Agency (OCHCA), is the local agency responsible for monitoring gas station work, such as removal and replacement of underground storage tanks (UST) in Orange County. The applicant has not provided written evidence of OCHCA review and approval for the monitoring well work or the UST work. Therefore, the Commission imposes **SPECIAL CONDITION NO. 6**, which requires the applicant to provide written evidence of OCHCA review and approval of the monitoring well and UST work prior to issuance of a coastal development permit.

The applicant has stated that landscaping is proposed; however, no plans have been submitted. The placement of any vegetation that is considered to be invasive which could supplant native vegetation should not be allowed. Invasive plants have the potential to overcome native plants and spread quickly. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.cal-ipc.org/>) and California Native Plant Society (www.CNPS.org) in their publications. Furthermore, any plants in the landscape plan should only be drought tolerant to minimize the use of water (and preferably native to coastal Orange County). The term drought tolerant is equivalent to the terms 'low water use' and 'ultra low water use' as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 available at <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>. Therefore, the Commission imposes **SPECIAL CONDITION NO. 7**, which requires the applicant to submit a Landscaping Plan, which consists of native and/or non-native drought tolerant non-invasive plants.

B. DEVELOPMENT

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future improvements special condition must be imposed. As conditioned the development conforms with the Chapter 3 policies of the Coastal Act.

C. PUBLIC ACCESS

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act

D. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. LOCAL COASTAL PROGRAM

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified local coastal program. The permit may only be issued if the Commission finds that

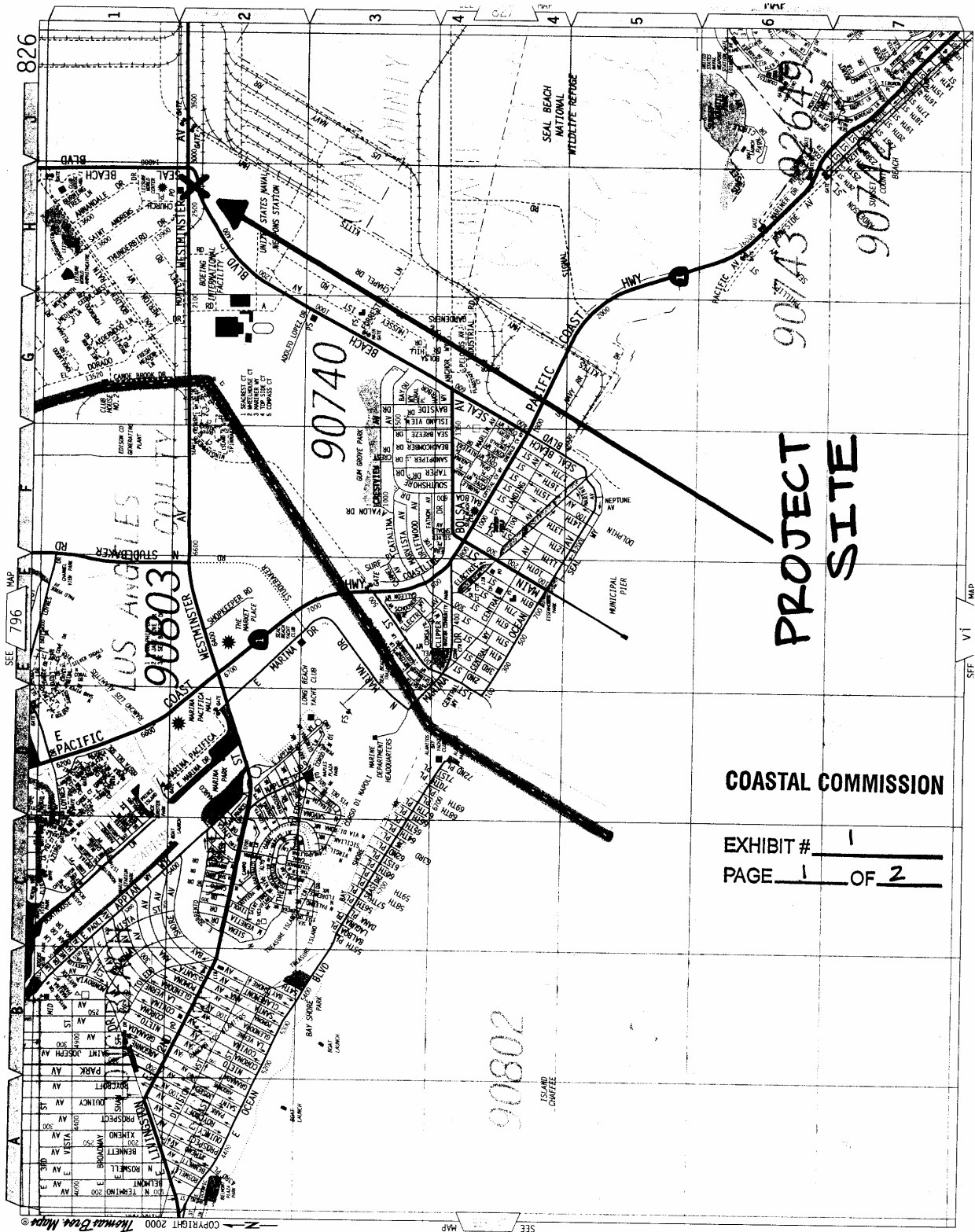
the proposed development will not prejudice the ability of the local government to prepare a Local Coastal Program, which conforms with Section 30604 of the Coastal Act.

On July 28, 1983, the Commission denied the City of Seal Beach Land Use Plan (LUP) as submitted and certified it with suggested modifications. The City did not act on the suggested modifications within six months from the date of Commission action. Therefore, pursuant to Section 13537(b) of the California Code of Regulations, the Commission's certification of the land use plan with suggested modifications expired. The LUP has not been resubmitted for certification since that time.

The proposed development, as conditioned, is consistent with the Chapter Three policies of the Coastal Act. Therefore, the Executive Director finds that approval of the proposed development, as conditioned, would not prejudice the ability of the City to prepare a certified coastal program consistent with the Chapter 3 policies of the Coastal Act.

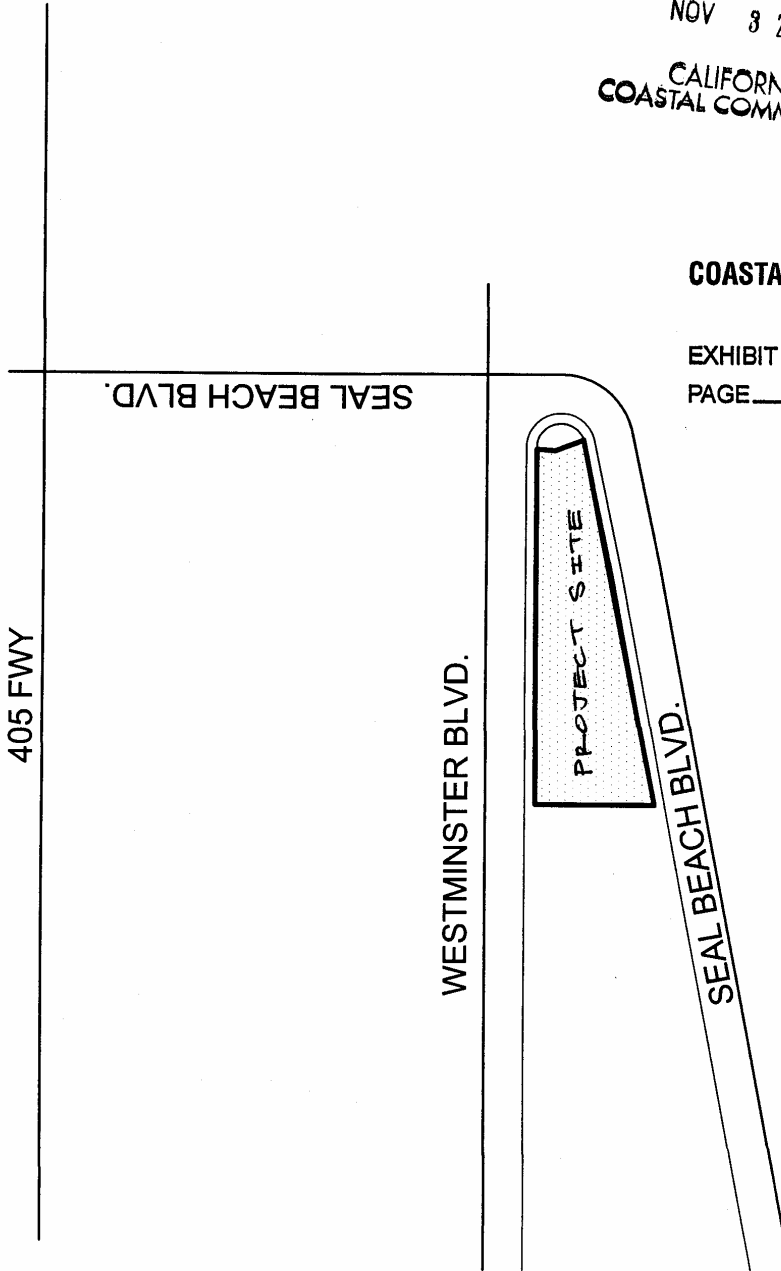
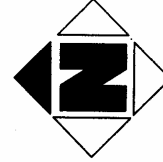
F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



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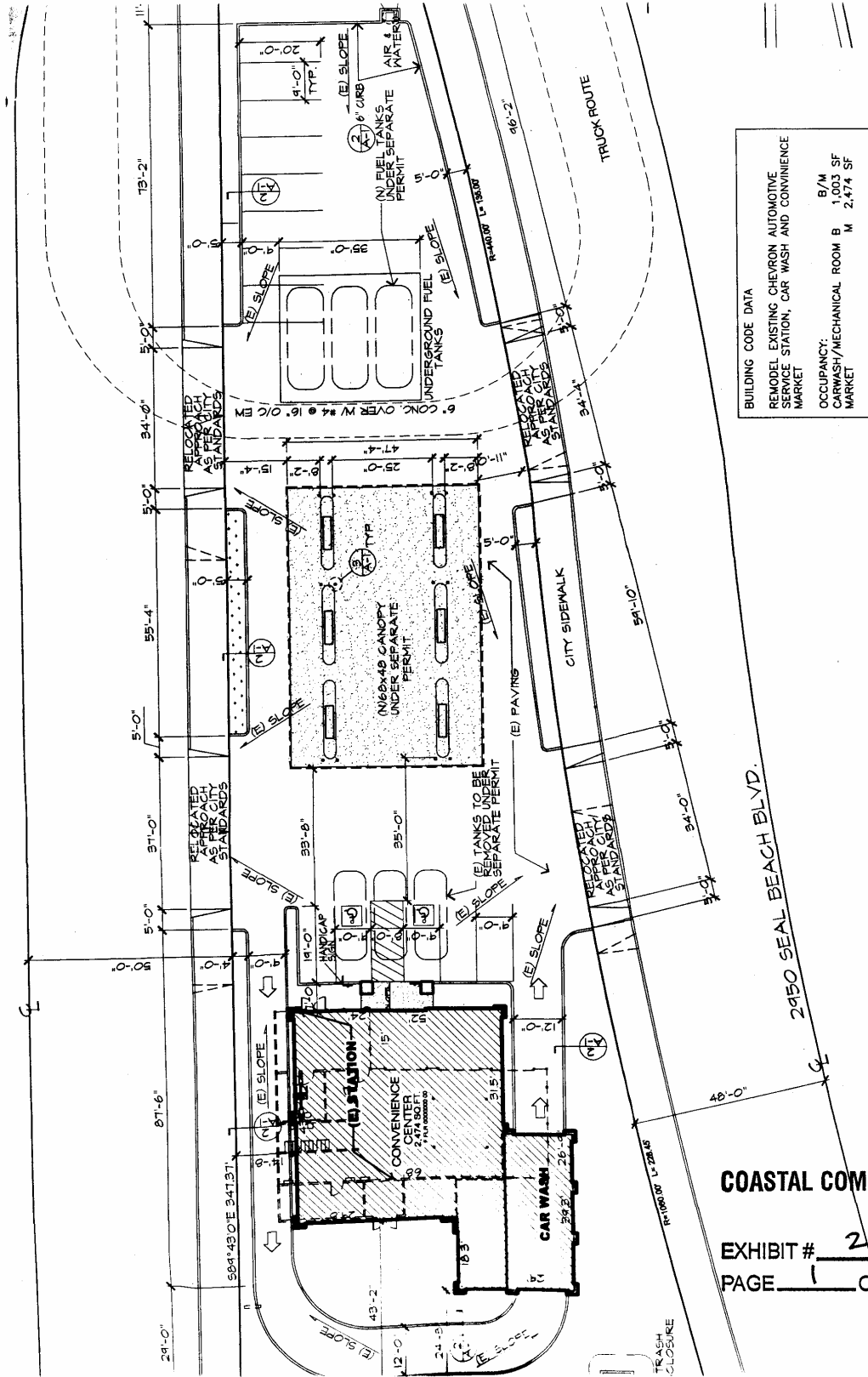
EXHIBIT # 1
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N.T.S.

VICINITY MAP

2950 Westminster Ave.
Seal Beach, CA 90740

WESTMINSTER BLVD.



BUILDING CODE DATA	
REMODEL EXISTING CHEVRON AUTOMOTIVE SERVICE STATION, CAR WASH AND CONVENIENCE MARKET	
OCCUPANCY:	B/M
CARWASH/MECHANICAL ROOM	B
MARKET	M
TYPE OF CONSTRUCTION	Vn
	1,003 SF
	2,474 SF

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EXHIBIT # 2
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