Mitigation Measure TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial) – Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Native American Monitor and archeologist. The Native American Monitor shall recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

Mitigation Measure TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects – Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

3.4.19 Utilities/Service Systems

Would the project:

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☒	☐	☐
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c)	Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

The Hellman Ranch OGPF is served by Southern California Edison (SCE) for electrical power and by the City of Seal Beach water and wastewater infrastructure. The PV solar facility would be a net generator of

electric power. No wastewater would be generated as part of the proposed Project. Water use would be limited to 1,500 gallons one per year for washing the solar panels.

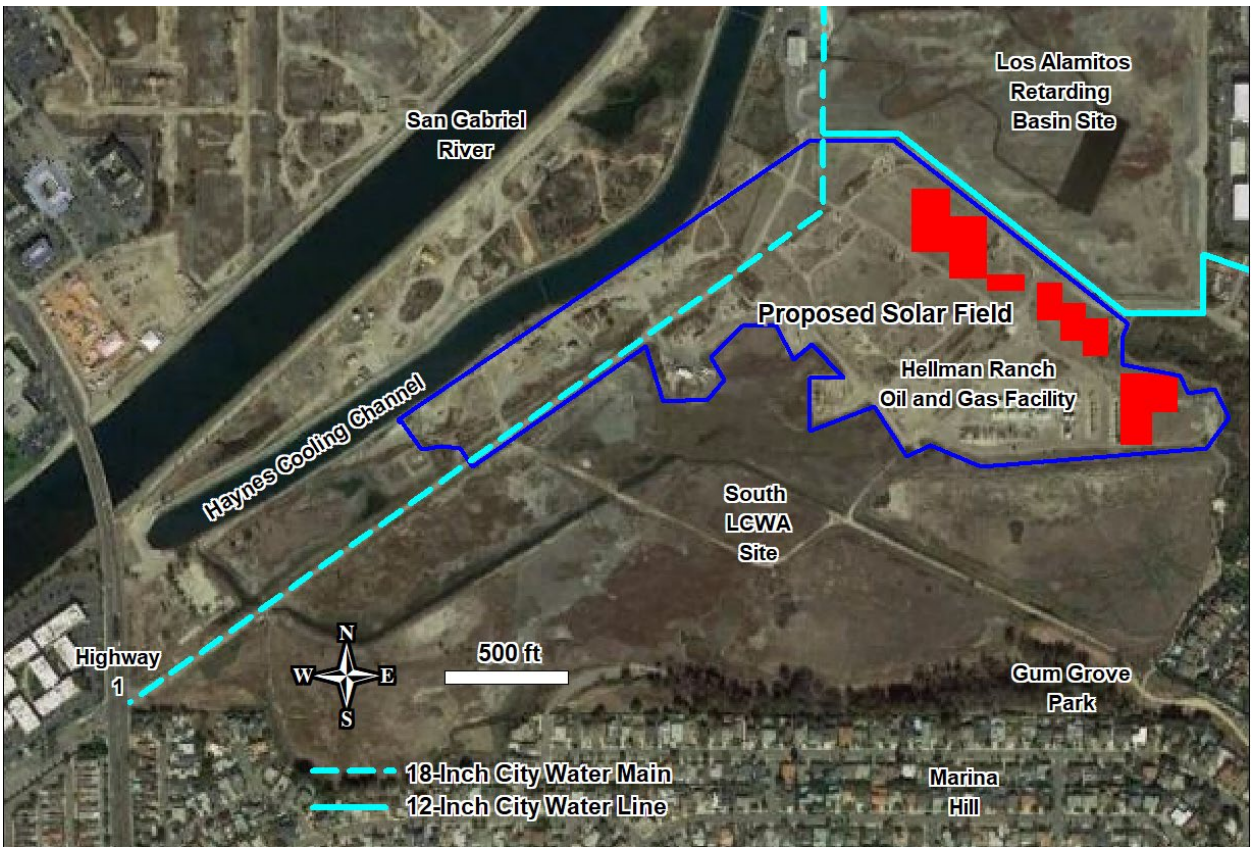
Would the Project:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Less than Significant Impact with Mitigation Incorporated)

The project would not require the construction of new storm water drainage facilities. All runoff from the PV solar panels would remain on site. No new water or wastewater treatment facilities would need to be constructed for the proposed Project. There would be no new or expanded natural gas facilities.

The City has water pipelines that are in the vicinity of proposed Solar PV Project. Figure 3-6 shows the location of the water pipelines in the vicinity of the proposed Project. The City requires a 30 foot clearance on either side of the pipelines to allow for maintenance work. The 12-inch water pipeline that runs down the service road for the Los Alamitos Retention Basin comes the closest to the PV Solar Panels. The closest the PV Solar project components come to the southern edge of the service road is about 40 feet, which is greater than the 30 feet required by the City. To ensure that the 30 foot distance is maintained between the project components and the City waterlines mitigation measure USS-1 shall be implemented. Impacts would be considered less than significant with mitigation incorporated.

Figure 3-6 City Waterlines in Vicinity of PV Solar Project



Source: Google, Google Earth data © Google 2023, and Maps Provided by City of Seal Beach.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (No Impact)

The total volume of water needed for dust control throughout construction is approximately 22,000 gallons, which is not a substantial volume of water, and is only a onetime water use. Operations would require 1,500 gallons per year washing the solar panels. Water would be obtained from the existing water system at the Hellman OGPF site, which is supplied by the City of Seal Beach. There would be sufficient water supplies available to serve the proposed Project from existing entitlements and resources. No new or expanded entitlements would be needed. Therefore, there would be no impact.

c. Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (No Impact)

The PV solar facility would not generate any wastewater and would not require any modifications to the existing sewer or water connections that currently exist at the Hellman OGPF site. The site would have portable toilets for use by the construction workers. Therefore, there would be no impact.

d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Less and Significant Impact)

The Hellman Ranch property is currently served by the Frank R. Bowerman landfill. The Frank R. Bowerman Landfill is a state-of-the-art, Class III, municipal solid waste landfill. Opened in 1990 near Irvine, CA, it is permitted for 11,500 tons per day (TPD) maximum with an 8,500 TPD annual average. The landfill has enough projected capacity to serve residents and businesses until approximately 2053. Operation of the PV solar facility would not generate any solid waste.

Construction of the Project would generate small volumes of construction waste (e.g., equipment packaging and trash generated by workers). The small quantity of waste generated would not be more than the capacity of the landfill. Therefore, the impact would be less than significant.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (No Impact)

All local, state, and federal guidelines regarding solid waste will be complied with during project construction and operation. Therefore, there would be no impact.

Avoidance, Minimization and/or Mitigation Measures

Mitigation Measure USS-1: Buffer to City Waterlines – The Applicant shall maintain a minimum of 30 feet from City waterlines for all project components. The final project drawings shall show the distance from the SV Solar Project to the 12-inch City waterline that is in the Los Alamitos Retention Basin service road.