



Notice of Preparation And Scoping Meeting for the City of Seal Beach Housing Element and Zoning Code Updates Project Environmental Impact Report

DATE: November 16, 2023

TO: Reviewing Agencies and Other Interested Parties

FROM: City of Seal Beach, Community Development Department, 211 Eighth Street Seal Beach, California 90740

PROJECT TITLE/SUBJECT: City of Seal Beach Housing Element and Zoning Code Updates Project – Notice of Preparation of an Environmental Impact Report (EIR) and Notice of Public Scoping Meeting

PROJECT APPLICANT: City of Seal Beach

NOTICE OF PREPARATION REVIEW PERIOD: November 16, 2023 – December 15, 2023

SCOPING MEETING: December 6, 2023

The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the Lead Agency, the City of Seal Beach (City), will prepare an Environmental Impact Report (EIR) for the proposed City of Seal Beach Housing Element and Zoning Code Updates Project (Project) and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR (California Environmental Quality Act [CEQA] Guidelines Section 15082). This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

Project Location: The Project site is currently comprised of 13 Housing Opportunity Sites dispersed throughout the City totaling approximately 278 acres. The City located at the northwestern edge of Orange County (County), California. It borders the City of Long Beach and Los Angeles County to the northwest, the Orange County Cities of Los Alamitos to the north, Westminster to the east, Huntington Beach to the southeast, and the Pacific Ocean to the west. The City has a land area of approximately 13 square miles.

PROJECT OVERVIEW

In accordance with California Government Code Section 65584, projected housing needs for each city and county in the Southern California region are prepared by Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). The RHNA allocates regional housing needs by income-level among member jurisdictions. California law established the planning period for the current RHNA from June 30, 2021, to October 15, 2029.

The Housing Element is one of the seven state-mandated elements of a local General Plan and is required to be updated every eight years. The City is preparing the Housing Element Update to comply with the legal mandate requiring each local government to identify adequate sites for housing to meet the existing and projected housing needs for varying income-levels in the community. It is intended to provide the City with a comprehensive strategy for promoting the production of safe, decent and affordable housing and affirmatively furthering fair housing during the housing cycle.

Background: An Initial Study was prepared for the City to evaluate potential environmental impacts resulting from the implementation of the City's recent Housing Element Update, which was adopted by the Seal Beach City Council on February 7, 2022, but updated on August 24, 2023 in response to HCD comments, and identifies the City's housing conditions and needs and establishes the policies and programs that comprise the City's strategy to accommodate projected housing needs, including the provision of adequate housing for lower-income households and for special-needs populations (i.e., unhoused people, seniors, single-parent households, large



families, and persons with disabilities). The City is continuing to work with HCD to have the Housing Element Update certified and obtain compliance, as the Housing Element is one of the state-mandated elements of the General Plan. The Housing Element Update would bring the element into compliance with state legislation and the current SCAG RHNA.

The Housing Element Update includes the following components, as required by state law:

- An analysis of the City's demographic and housing characteristics and trends;
- An evaluation of land, financial, and administrative resources available to address the City's housing goals;
- A review of potential constraints, both governmental and non-governmental, to meet the City's housing needs; and
- A Housing Action Plan for the 2021-2029 planning period, including goals policies and programs.

The Housing Element Update identifies the following strategies and programs that focus on the following major goals:

- Facilitate the development of a variety of housing types for all income-levels to meet the existing and future needs of residents;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Address and, where appropriate and legally possible; remove governmental constraints to the maintenance, improvement and development of housing;
- Maintain and enhance the existing quality of residential neighborhoods in Seal Beach; and
- Affirmatively further fair housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, income, or familial status.

Regional Housing Needs Assessment (RHNA): In March 2021, SCAG adopted its 6th cycle RHNA allocation plan, covering the planning period of October 2021 through October 2029. During this cycle, SCAG received a need of 1,341,827 new housing units, which was distributed to all 197 SCAG jurisdictions (SCAG 2023). HCD compliance requires a demonstration by the City that it can meet its "fair share" of the RHNA allocation of 1,243 new housing units.

The City's latest RHNA allocation calls for 1,243 new housing units, including 459 new units for residents in the low- and very low-income categories. The City must demonstrate to HCD that the Housing Element Update has adequate land capacity and implementing policies to accommodate its RHNA allocation. In addition, HCD recommends that cities identify a "buffer" of 15 to 30 percent above the stated RHNA allocation for lower- and moderate-income categories to account for "No Net Loss" provisions of Senate Bill (SB) 166, which requires that the land inventory and site identification programs in the Housing Element Update always include sufficient sites to accommodate the unmet RHNA.

Project Description: The Project analyzes potential impacts resulting from implementation of the City's Housing Element Update and its resulting zoning code update and rezoning program. The Housing Element Update identifies Housing Opportunity Sites throughout the City that have the potential for providing additional housing to meet the City's RHNA allocation. The sites are broken into two categories: (a) underutilized sites that do not require zoning code changes and (b) sites where zoning modifications are proposed.

The Housing Opportunity Sites inventory consists of three underutilized sites with a realistic potential for residential development and potential ADUs, as summarized in Table 1 below.



Table 1: Underutilized Sites Inventory (Rezoning Not Required)

Site No.	Address/ APN	General Plan/ Zoning	Approx. Acres	Existing Onsite Use(s)	Assumed Density (Dwelling Units per Acre)	Lower-Income Dwelling Units	Moderate-Income Dwelling Units	Above Moderate-Income Dwelling Units	Total Units
1	1780 Pacific Coast Hwy (APN 199-061-01)	Limited Commercial/ RMD-18	0.25	Older convenience store; zoning allows mixed-use	20	--	5	--	5
2	Leisure World (APN 095-691-04)	Residential High Density – Planned Community	5.5	RV Storage	30	74	38	38	150
3	Accessory Dwelling Units	All Residential and Mixed-Use Zones	N/A	Residential and Mixed-Use Zones	N/A	36	14	--	50
TOTAL						110	57	38	205

Source: City of Seal Beach 2021-2029 Housing Element Update, Redline August 24, 2023 Version.

The City’s RHNA allocation for the current cycle calls for accommodating 1,243 new housing units at low-, moderate-, and above moderate-income levels. Of this total allocation, there are eight planned or recently approved ADUs that are anticipated for development, as well as 85 units currently planned or recently approved on underutilized sites, which can be counted towards the City’s overall unit requirement.

Because the current capacity of these underutilized sites is not sufficient to fully accommodate the RHNA allocation in all income categories, due to zoning and other limitations, proposed rezone sites have been identified, as shown in Table 2, below.

Table 2: Proposed Rezone Sites (Unless Military)

Site No.	Site Name	Assessor’s Parcel Number (APN)	Existing Onsite Use(s)	Approximate Acres	Estimated Developable Acres	Current Zoning	Proposed Zoning
4	Accurate Storage	095-791-18	Vehicle and boat storage	4	1.8	RHD-20	MC/RHD
5	The Shops at Rossmoor	086-492-51	Retail, office, fast food, grocery and pharmacy	27	10	GC	MC/RHD
6	Old Ranch Town Center	130-861-14, -15, -16, -17, -18, -19, -	Existing commercial center with bank,	26	5	GC	MC/RHD



Site No.	Site Name	Assessor's Parcel Number (APN)	Existing Onsite Use(s)	Approximate Acres	Estimated Developable Acres	Current Zoning	Proposed Zoning
		20, -21, -22, -23, -24, -25, -26, -27	surface parking, restaurants, department stores, retail, services, Ralph's supermarket, and CVS Pharmacy				
7	Seal Beach Plaza	095-641-44, -49, -55, -56, -57	Existing commercial center with Chase Bank, retail, market, drive through restaurant, and medical and professional offices	7	2.5	CS-SC	MC/RHD
8	Seal Beach Center	043-260-02, -05	Existing commercial center with CVS Pharmacy, retail, services, restaurant, and market	9	4	SC	MC/RHD
9	99 Marina Drive	199-011-10	Former oil separation facility with abandoned handball court	4.3	4.3	OE	RHD-33
10	Old Ranch Country Club ****	130-012-55	Portion of existing golf course	155	4	RG	SP
11	Naval Weapons Station PCH & Seal Beach Blvd. **	043-150-23	Portion of Naval Weapons Station Seal Beach	22	4	M	N/A
12	Water Storage Site (City Property Navy Base) **	--	Water and Equipment Storage	2.75	2	M	N/A
13	Main Street ***	043-112-21, -22, -23, -28, -29, -34, -35, -36, -41;	Existing Main Street Specific Plan commercial district, including retail, services,	15	N/A	MSSP	MSSP



Site No.	Site Name	Assessor's Parcel Number (APN)	Existing Onsite Use(s)	Approximate Acres	Estimated Developable Acres	Current Zoning	Proposed Zoning
		043-113-04, -08, 14, -15, -36, -37, -42, -46, -48, 51; 199-053-18, -19, -20, -21, -22, -23, -24, -25, -26, -28, -29, -30, -31; 199-043-10; -11, -12, -13, -14, -15, -16, -17, -18, -19, -20; 199-033-02; 199-034-01, -02, 03, -04, -05, -06, -07, -08, -09, -10, -11, -12, -13, -14, -15, -16, -17, -36; 199-044-19, -20, -21, -22, -23, -24, -25, -26, -27, -28, -29, -30, -31, -32, -33, -34	offices, parking areas, restaurants and bars, theater, medical offices, plant nursery and other shops and retailers				

Source: City of Seal Beach 2021-2029 Housing Element Update, August 2023.

Notes:* The City will create a new Mixed Commercial/Residential High Density (MC/RHD). The new mixed-use zoning designation would need to be created to facilitate a density equivalent to Residential High Density (RHD)-46, with a minimum density of 40 units per acre.

** Zoning Not Applicable

*** Specific Plan Amendment Required

**** Land Use Change / Rezoning Required

GC = Commercial General

OSG = Open Space Golf

OE = Oil Extraction

RG = Recreation Golf

CS = Commercial Service

SC = Service Commercial

MC/RHD = Mixed Commercial/Residential High



Site No.	Site Name	Assessor's Parcel Number (APN)	Existing Onsite Use(s)	Approximate Acres	Estimated Developable Acres	Current Zoning	Proposed Zoning
M = Military MSSP = Main Street Specific Plan							

Of the 13 Housing Opportunity Sites, six would require rezoning, one would be rezoned through a proposed Specific Plan, and one would require an amendment to the Main Street Specific Plan. The rezoning effort would also include the establishment of a new zoning designation, "Mixed Commercial/Residential High Density" (MC/RHD), which would apply to five of the Housing Opportunity Sites. The new MC/RHD mixed-use zoning designation is needed in order to facilitate a density equivalent to Residential High Density (RHD)-46 (up to 46 units per acre) but with a minimum density of 40 units per acre.

Redevelopment of underutilized sites and ADUs could accommodate a total of approximately 205 new housing units, and potential rezone parcels could accommodate a total of approximately 1,628 new housing units. Based on this, by implementing the Project, the City would be able to provide 1,833 additional housing units, thereby accommodating the 2021-2029 RHNA allocation (1,243 new housing units) and a substantive buffer to demonstrate capacity for all income levels.

As these Housing Opportunity Sites are intended to be redeveloped or rezoned, an increased densification and intensification of low- and moderate-income residential uses would result. The proposed Project is ultimately implementing the Housing Element Update; therefore, preparation of an evaluation pursuant to CEQA is required in order to consider the potential environmental impacts caused by Project implementation, including an evaluation of the new zoning and the new zoning designation resulting from Project implementation which would result in increased densification and intensification of residential uses.

Required Approvals

The Housing Element is a component of the City of Seal Beach General Plan. Additionally, the HCD will review the Housing Element for compliance with applicable statutory provisions.

A focused EIR will provide the necessary environmental determination required by CEQA. The focused EIR would be adopted by Resolution of the City Council.

Implementation of the Project would require the following approvals:

- Certification of the CEQA document;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Adoption of the Findings of Facts and Statement of Overriding Consideration (if applicable);
- Change of Zone/Specific Plan Amendment; and
- Seal Beach Municipal Code, Zoning Code Amendment.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

The City of Seal Beach, the lead agency for the proposed 6th Cycle Housing Element Update and focused EIR, is subject to environmental review under CEQA. As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an EIR, Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project. The Initial Study prepared for the proposed Project has determined that the proposed applications will result in potentially significant environmental impacts and therefore, an EIR is deemed as the appropriate document to provide necessary



environmental evaluations and clearance for the proposed Project.

Pursuant to CEQA, the discussion of potential effects on the physical environment is focused on those impacts that may be significant or potentially significant. CEQA allows a lead agency to limit the detail of discussion of the environmental effects that are not considered potentially significant (Public Resource Codes (PRC) Section 21100, CCR Sections 15126.2[a] and 15128). CEQA requires that the discussion of any significant effect on the environment be limited to substantial, or potentially substantial, adverse changes in physical conditions that exist within the affected area, as defined in PRC Section 21060.5 (statutory definition of “environment”).

Environmental effects identified in the Initial Study prepared for the proposed project that are dismissed as less than significant and unlikely to occur need not be discussed further in the EIR, unless the lead agency subsequently receives information inconsistent with the finding in the Initial Study (CCR Section 15143). Environmental issue areas scoped out of the focused EIR will include an explanation of why these issues would not result in significant environmental effects and are not required to be evaluated further. The following environmental topics will be evaluated in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

The EIR will address the short-term and long-term effects of the Project on the environment. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring and reporting program (MMRP) will also be developed as required by Section 15097 of the CEQA Guidelines. The environmental determination in this Notice of Preparation (NOP) is subject to a 30-day public review period per Public Resources Section 21080.4 and CEQA Guidelines Section 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the City in the EIR.

Scoping Meeting: Pursuant to Section 21083.9 of the Public Resources Code, a scoping meeting will be held for the general public and responsible and trustee public agencies, as indicated below. The purpose of the scoping meeting is to learn about the Project, review the anticipated scope of the EIR, and assist the City in identifying the range of actions, alternatives, mitigation measures, and potentially significant effects to be analyzed in depth in the EIR.



Scoping Meeting Date

December 6, 2023

Scoping Meeting Time

6:00 PM

Scoping Meeting Location

City Council Chambers
211 Eighth Street
Seal Beach, California 90740

Public Review and Comment Period: A 30-day public review period for comments on the scope of the EIR starts on **Thursday November 16, 2023**, and ends on **Friday December 15, 2023 at 5:00 P.M.** Please send your comment, with your name and address, to: Alexa Smittle, Community Development Director, City of Seal Beach, Community Development Department, 211 Eighth Street, Seal Beach, CA 90740 or via e-mail to: ASmittle@sealbeachca.gov.

A copy of the Initial Study/NOP describing the Project and potential environmental effects is available at the following locations:

- Orange County Public Library, Seal Beach Branch, 707 Electric Avenue, Seal Beach, CA 90740
- Orange County Public Library, Los Alamitos-Rossmoor Branch, 12700 Montecito, Seal Beach, CA 90740
- The City's website: <https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development/Environmental-Documents-Under-Review>.



**CITY OF SEAL BEACH HOUSING
ELEMENT AND ZONING CODE
UPDATES**

Initial Study

November 16, 2023

Prepared for:
City of Seal Beach
Community Development Department
211 Eighth Street
Seal Beach, CA 90740

Prepared by:
Stantec Consulting Services Inc.
1340 Treat Blvd, Suite 300
Walnut Creek, CA 94597

CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES

Initial Study

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CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES

Initial Study

Acronyms / Abbreviations

Acronyms / Abbreviations

AAQS	Ambient Air Quality Standard
AB	Assembly Bill
ADU	accessory dwelling unit
AF	acre-feet
amsl	above mean sea level
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
BMP	best management practices
Cal EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCC	California Coastal Commission
CEQA	California Environmental Quality Act
CH ₄	methane
City	City of Seal Beach
CNEL	community noise equivalent level
County	Orange County
CO ₂	carbon dioxide
DAMP	Drainage Area Management Plan
dB	decibel
DOC	California Department of Conservation
DOF	Department of Finance
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EOP	Emergency Operations Plan
EPA	Environmental Protection Agency
ESA	environmental site assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FRA	Federal Responsibility Area
General Plan	City of Seal Beach 2003 General Plan
GHG	greenhouse gas



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES

Initial Study

Acronyms / Abbreviations

GWh	gigawatt-hours
GWRS	Groundwater Replenishment System
HCD	California Department of Housing and Community Development
HCP	Habitat Conservation Plan
HFC	hydrofluorocarbons
Housing Element Update	2021-2029 Housing Element Update
ISMND	Initial Study Mitigation Negative Declaration
I/L ratio	ratio of improvement value to land value
LCP	Local Coastal Program
LHMP	Local Hazard Mitigation Plan
Los AI USD	Los Alamitos Unified School District
MG	million gallons
MGD	million gallons per day
MRZ	Mineral Resource Zone
MWDOC	Municipal Water District of Orange County
NCCP	Natural Community Conservation Plan
NPDES	National Pollutant Discharge Elimination System
NOP	Notice of Preparation
NOx	oxides of nitrogen
NWR	National Wildlife Refuge
N ₂ O	nitrous oxide
OC San	Orange County Sanitation District
OCFA	Orange County Fire Authority
OCTA	Orange County Transportation Authority
OCTAM	Orange County Transportation Analysis Model
OCWD	Orange County Water District
OE	Oil Extraction
OPR	Governor's Office of Planning and Research
O ₃	ozone
PFC	perfluorocarbons
PM _{2.5}	fine inhalable particulate matter
PM ₁₀	coarse inhalable particulate matter
PRC	Public Resources Code
Project; proposed Project	City of Seal Beach General Plan Zoning Code Updates Project
RHD-20	residential high density
RHNA	Regional Housing Needs Assessment
RPS	Renewables Portfolio Standards
SB	Senate Bill



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES

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Acronyms / Abbreviations

SBPD	Seal Beach Police Department
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SF ₆	sulfur hexafluoride
SoCAB	South Coast Air Basin
SoCalGas	Southern California Gas Company
SR	State Route
SRA	State Responsibility Area
SWPPP	Stormwater Pollution Prevention Plan
TAC	toxic air contaminant
USEPA	United States Environmental Protection Agency
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES

Initial Study
Introduction

1.0 INTRODUCTION

1.1 PROJECT TITLE

City of Seal Beach Housing Element and Zoning Code Updates Project (Project, proposed Project)

1.2 LEAD AGENCY NAME AND ADDRESS

City of Seal Beach
Community Development Department
211 Eighth Street
Seal Beach, CA 90740

1.3 CONTACT PERSON AND PHONE NUMBER

Alexa Smittle, Community Development Director
Community Development Department
211 Eighth Street
Seal Beach, CA 90740
(562) 431-2527 x1313

1.4 PROJECT SPONSOR'S NAME AND ADDRESS

City of Seal Beach
211 Eighth Street
Seal Beach, CA 90740

1.5 PROJECT LOCATION

The Project site is currently comprised of 13 identified sites¹ dispersed throughout the City of Seal Beach, California (City; Seal Beach) and totaling approximately 278 acres. The City is located at the northwestern edge of Orange County (County), California. It borders the City of Long Beach and Los Angeles County to the northwest, the Orange County Cities of Los Alamitos to the north, Westminster to the east, Huntington Beach to the southeast, and the Pacific Ocean to the southwest, as shown in Figure 1. The City has a land area of approximately 13 square miles, as shown in Figure 2.

¹ The Housing Element proposes an increase in accessory dwelling units (ADUs) that may be located in any residential or mixed-use area by right. Though ADUs are exempt from CEQA, and their respective locations are unknown at this time, the Housing Element collectively refers to them as a “site” (Opportunity Site 3) in order to recognize the contribution they make to housing production as required by the Housing Element. Therefore, the potential ADU sites are identified as one collective Housing Opportunity Site resulting in a total of 13 identified Housing Opportunity Sites.



1.6 SURROUNDING LAND USES

As the existing land uses are comprised of a variety of land uses across the city, the surrounding land uses are similarly varied in character. They consist of residential development, vacant land, commercial and retail uses, parking lots, mobile home parks, institutional and industrial uses, and military uses as well as other urban and suburban land uses throughout the City.

1.7 PROJECT PURPOSE

In accordance with California Government Code Section 65584, projected housing needs for each city and county in the Southern California region are prepared by Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). The RHNA allocates regional housing needs by income-level among member jurisdictions. California law established the planning period for the current RHNA from June 30, 2021, to October 15, 2029.

The Housing Element is one of the seven state-mandated elements of a local General Plan and is required to be updated every eight years. The City is preparing the Housing Element Update to comply with the legal mandate requiring each local government to identify adequate sites for housing to meet the existing and projected housing needs for varying income-levels in the community. It is intended to provide the City with a comprehensive strategy for promoting the production of safe, decent and affordable housing and affirmatively furthering fair housing during the housing cycle.

In addition to including goals, policies, and implementation programs regarding housing issues, housing elements must include an inventory or list of housing sites at sufficient densities to accommodate a specific number of units at various levels of affordability assigned to the City by SCAG. The City's latest RHNA allocation calls for 1,243 new housing units, including 459 new units for residents in the low- and very low-income categories.

The Housing Element Update identifies Housing Opportunity Sites throughout the City, as shown on Figure 3, that have the potential for providing additional housing to meet the City's RHNA allocation. The sites are broken into two categories: (a) underutilized sites that do not require zoning code changes and (b) sites where zoning modifications are proposed. In Seal Beach, the Housing Opportunity Sites uniquely include two sites located on the Seal Beach Naval Weapons Station, where the City has no zoning authority, but housing development would present a change of use. Of the 13 Housing Opportunity Sites, six would require rezoning, the two Seal Beach Naval Weapons Station sites would require a change of use, one is proposed for a Specific Plan, and one would require an amendment to the Main Street Specific Plan (MSSP). The rezoning effort would also include the establishment of a new zoning designation, "Mixed Commercial/Residential High Density" (MC/RHD), which would apply to five of the Housing Opportunity Sites. The new MC/RHD mixed-use zoning designation is needed in order to facilitate a density equivalent to Residential High Density (RHD)-46 (up to 46 units per acre) but with a minimum density of 40 units per acre.

As these Housing Opportunity Sites are intended to be redeveloped or rezoned, an increased densification and intensification of low- and moderate-income residential uses would result.

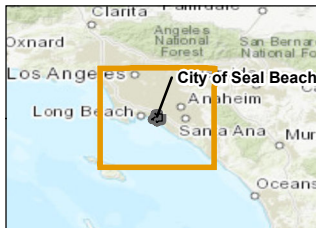
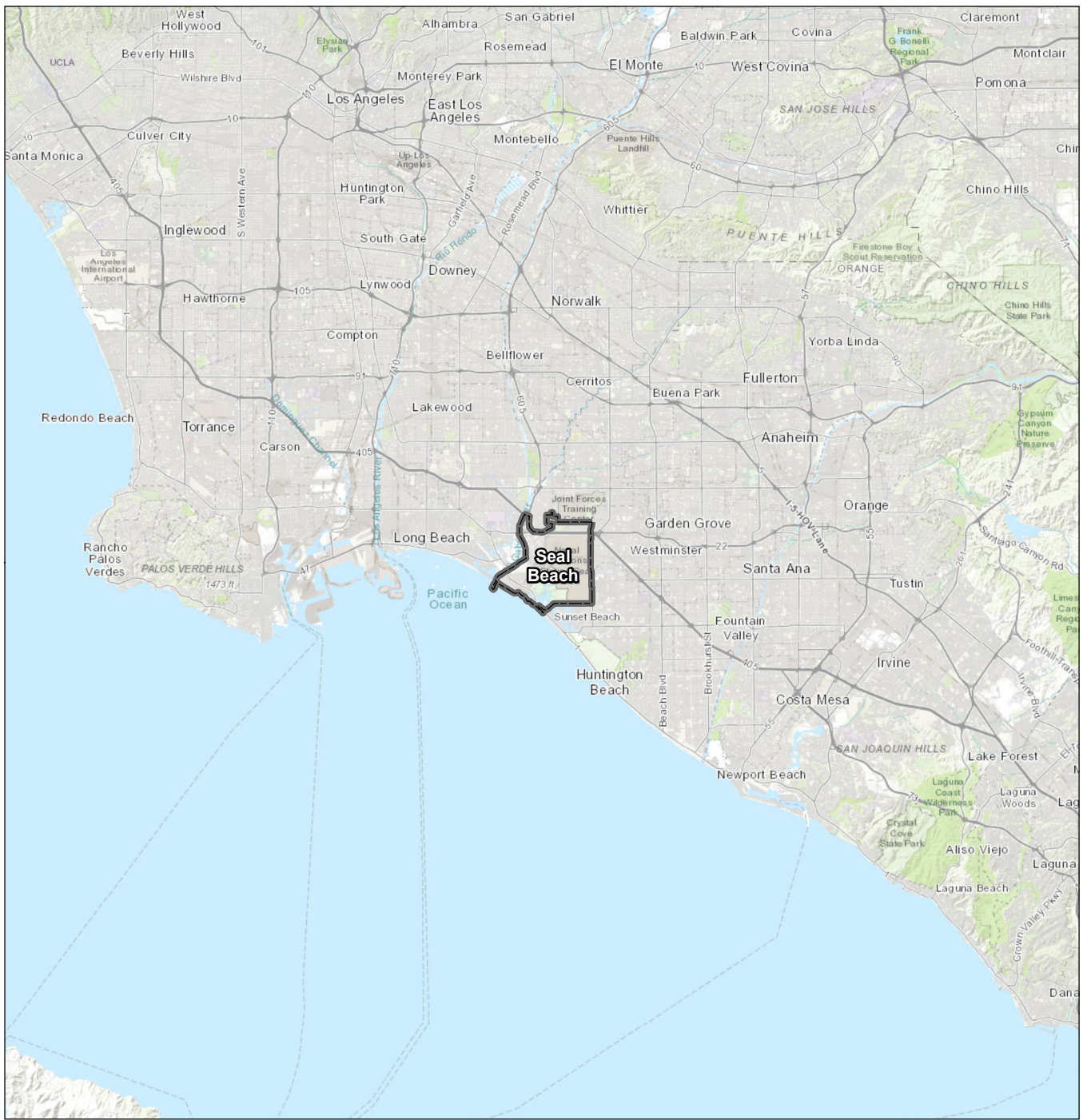


1.8 INTENDED USE OF THE INITIAL STUDY

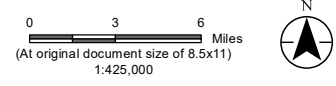
This Initial Study is an informational document intended to inform the lead agency, other responsible or interested agencies, and the general public of potential environmental effects of the proposed Project. The environmental review process has been established to enable public agencies to evaluate potential environmental consequences and to examine and implement methods of eliminating or reducing any potentially significant adverse impacts. This document is intended to aid the City in determining the appropriate California Environmental Quality Act (CEQA) document needed to support agency discretionary approvals, permits, and consultations.

The proposed Project is ultimately implementing the Housing Element Update; therefore, preparation of an evaluation pursuant to CEQA is required in order to consider the potential environmental impacts caused by Project implementation, including an evaluation of the new zoning and the new zoning designation resulting from Project implementation which would result in increased densification and intensification of residential uses. The Housing Element Update includes an inventory of Housing Opportunity Sites located throughout the City, some of which are intended to be rezoned to accommodate the RHNA allocation of new housing units that would also be suitable for low- and moderate-income units.





Legend
 City of Seal Beach Boundary



Project Location
 Seal Beach, CA
 Prepared by KJ on 2023-11-14
 Review by AR on 2023-11-14

Client/Project
 City of Seal Beach
 Housing Element and Zoning Code Updates
 Initial Study

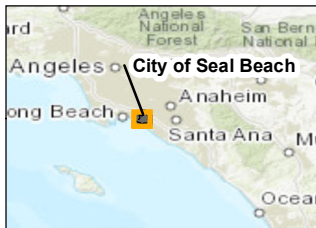
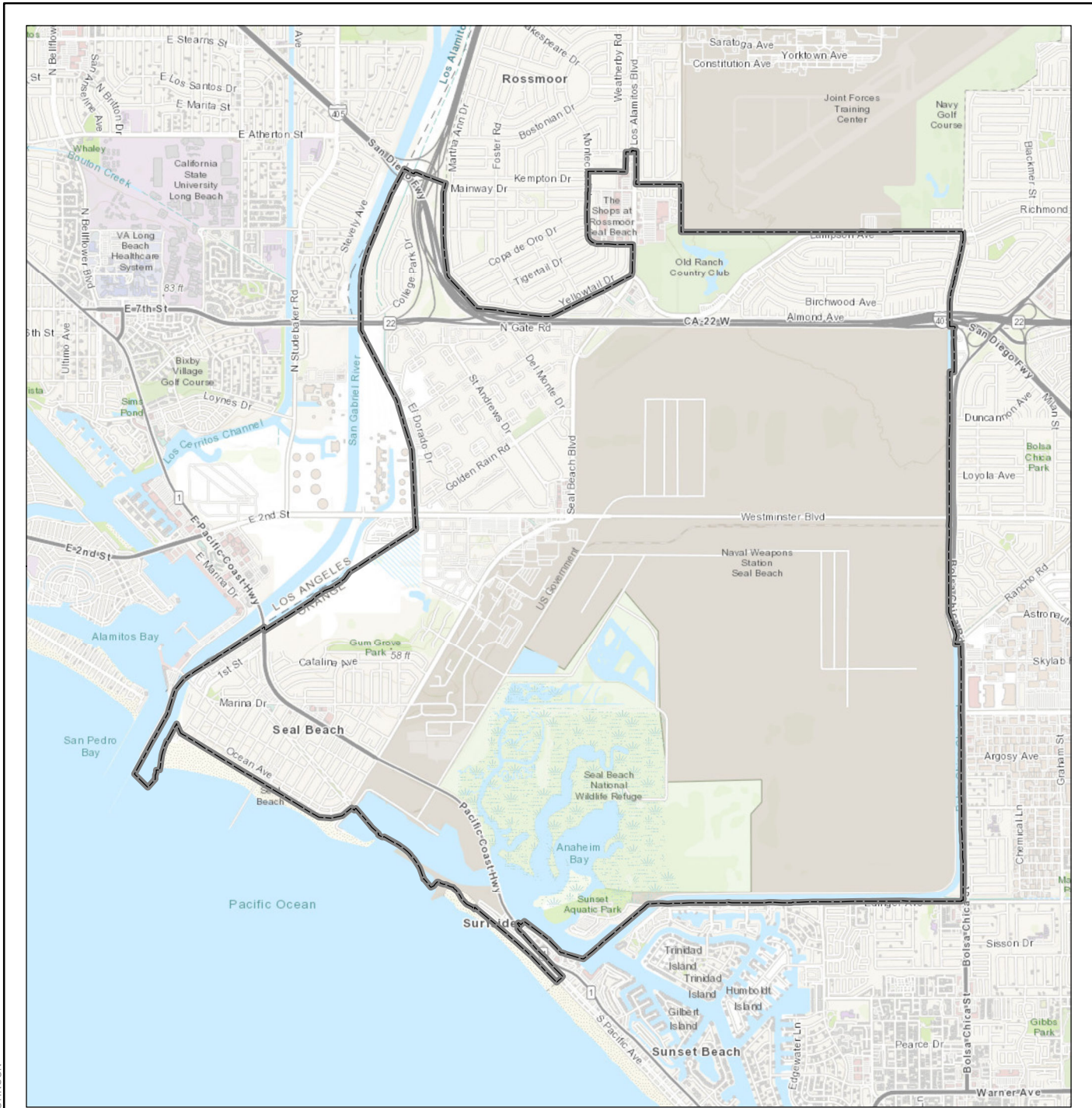
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1

Regional Location

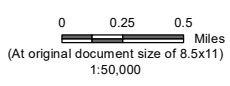
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 2. Data Sources:
 3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and

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Legend
 City of Seal Beach boundary



Project Location
 Seal Beach, CA

Prepared by KJ on 2023-11-14
Review by AR on 2023-11-14

Client/Project
 City of Seal Beach
 Housing Element and Zoning Code Updates
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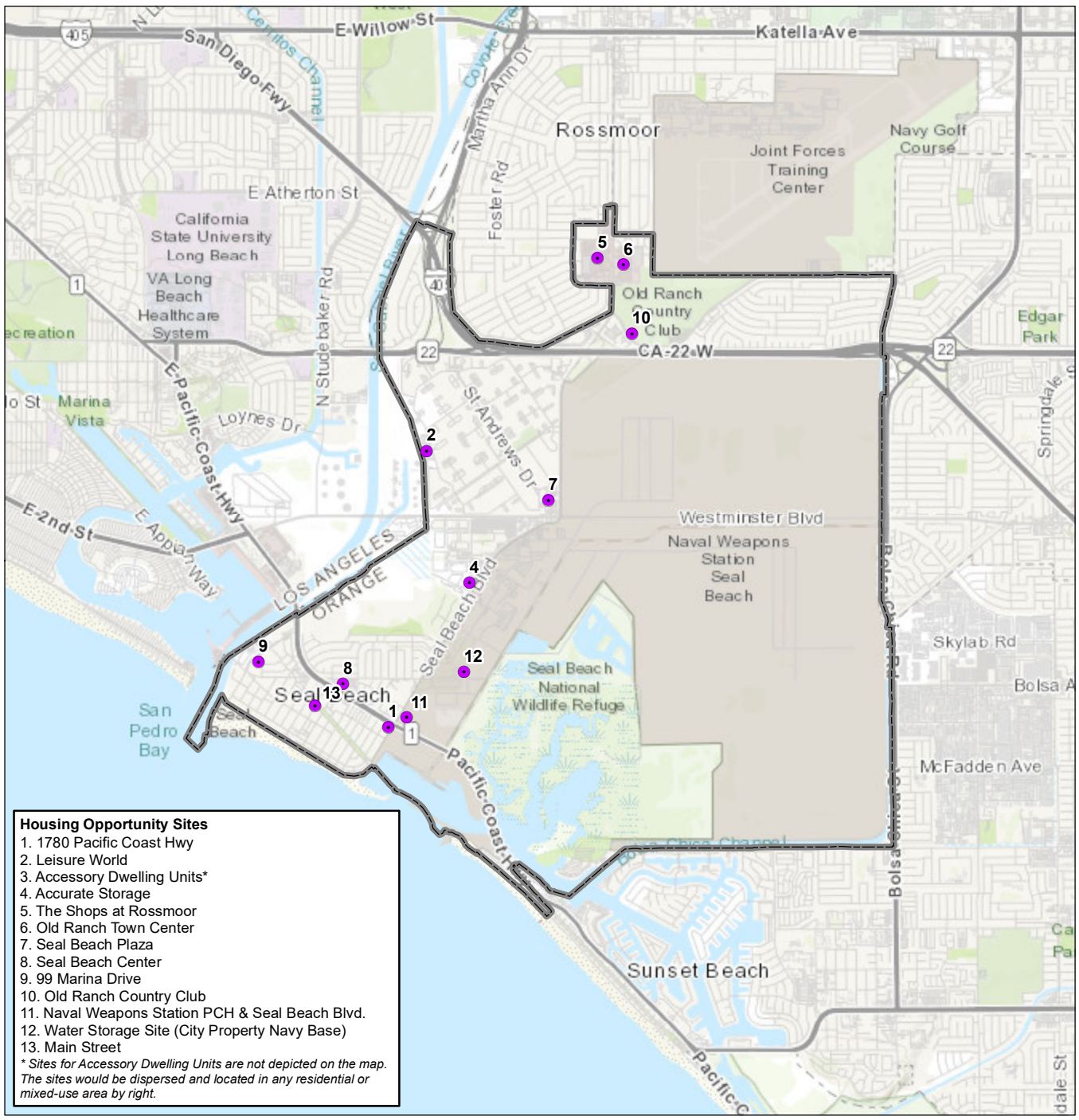
Figure No.
2

Title
City of Seal Beach Map

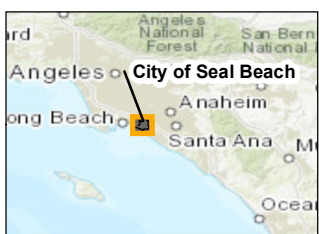
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 2. Data Sources:
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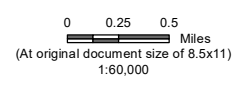
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- Housing Opportunity Sites**
1. 1780 Pacific Coast Hwy
 2. Leisure World
 3. Accessory Dwelling Units*
 4. Accurate Storage
 5. The Shops at Rossmoor
 6. Old Ranch Town Center
 7. Seal Beach Plaza
 8. Seal Beach Center
 9. 99 Marina Drive
 10. Old Ranch Country Club
 11. Naval Weapons Station PCH & Seal Beach Blvd.
 12. Water Storage Site (City Property Navy Base)
 13. Main Street
- * Sites for Accessory Dwelling Units are not depicted on the map. The sites would be dispersed and located in any residential or mixed-use area by right.



- Legend**
- Housing Opportunity Site
 - City of Seal Beach boundary



Project Location: Seal Beach, CA
 Prepared by KJ on 2023-11-14
 Review by AR on 2023-11-14

Client/Project: City of Seal Beach
 Housing Element and Zoning Code Updates
 Initial Study

Figure No. **3**

Title: **Housing Opportunity Sites Map**

Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources:
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and

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2.0 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The Seal Beach City Council adopted the City of Seal Beach’s Housing Element Update on February 7, 2022. In response to California Department of Housing and Community Development (HCD) comment, the City updated the Housing Element Update on August 24, 2023. The City is preparing the Housing Element Update to comply with the legal mandate requiring each local government to identify adequate sites for housing to meet the existing and projected housing needs for varying income-levels in the community. It is intended to provide the City with a comprehensive strategy for promoting the production of safe, decent and affordable housing and affirmatively furthering fair housing during the housing cycle. The City’s latest RHNA allocation calls for 1,243 new housing units, including 459 new units for residents in the low- and very low-income categories.

The Housing Element Update identifies an inventory of Housing Opportunity Sites throughout the City that have the potential for providing additional housing to meet the City’s RHNA allocation. The sites are broken into two categories: (a) underutilized sites that do not require zoning code changes and (b) sites where zoning modifications are proposed. Of the 13 Housing Opportunity Sites, six would require rezoning, the two Seal Beach Naval Weapons Station sites would require a change of use, one is proposed for a Specific Plan, and one would require an amendment to the MSSP. The City’s rezoning effort would also include the establishment of a new zoning designation, MC/RHD, which would apply to five of the Housing Opportunity Sites. The new MC/RHD mixed-use zoning designation is needed in order to facilitate a density equivalent to RHD-46 (up to 46 units per acre) but with a minimum density of 40 units per acre. This new zone district would facilitate housing for lower-income households as required by the state’s RHNA allocation for the City and facilitate the inclusion of affordable units.

2.2 HOUSING ELEMENT UPDATE

This Initial Study is prepared for the City to evaluate potential environmental impacts resulting from the implementation of the City’s recent Housing Element Update, which was adopted by the Seal Beach City Council on February 7, 2022, and updated on August 24, 2023 in response to HCD comments. It identifies the City’s housing conditions and needs and establishes the policies and programs that comprise the City’s strategy to accommodate projected housing needs, including the provision of adequate housing for lower-income households and for special-needs populations (i.e., unhoused people, seniors, single-parent households, large families, and persons with disabilities). The City is continuing to work with HCD to certify the Housing Element Update. The Housing Element Update would bring the element into compliance with state legislation and the City’s current RHNA allocation.

In March 2021, SCAG adopted its 6th cycle RHNA allocation plan, covering the planning period of October 2021 through October 2029. During this cycle, SCAG received a need of 1,341,827 new housing units, which was distributed to all 197 SCAG jurisdictions (SCAG 2023). HCD compliance requires a demonstration by the City that it can meet its “fair share” of the RHNA allocation of 1,243 new housing units.



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The Housing Element Update includes the following components, as required by state law (City of Seal Beach 2022):

- An analysis of the City’s demographic and housing characteristics and trends;
- An evaluation of land, financial, and administrative resources available to address the City’s housing goals;
- A review of potential constraints, both governmental and non-governmental, to meet the City’s housing needs; and
- A Housing Action Plan for the 2021-2029 planning period, including goals policies and programs.

The Housing Element Update identifies the following strategies and programs that focus on the following major goals:

- Facilitate the development of a variety of housing types for all income-levels to meet the existing and future needs of residents;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Address and, where appropriate and legally possible; remove governmental constraints to the maintenance, improvement and development of housing;
- Maintain and enhance the existing quality of residential neighborhoods in Seal Beach; and
- Affirmatively further fair housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, income, or familial status.

The City's latest RHNA allocation calls for 1,243 new housing units, including 459 new units for residents in the low- and very low-income categories. The City must demonstrate to HCD that the Housing Element Update has adequate land capacity and implementing policies to accommodate its RHNA allocation. In addition, HCD recommends that cities identify a “buffer” of 15 to 30 percent above the stated RHNA allocation to account for “No Net Loss” provisions of Senate Bill (SB) 166, which requires that the land inventory and site identification programs in the Housing Element Update always include sufficient sites to accommodate the unmet RHNA. Based upon HCD’s buffer policy, Seal Beach must plan for a minimum of 1,430 new housing units. In its current iteration, the August 2023 Housing Element plans for 1,833 new housing units to be conservative in its approach to the RHNA and anticipating additional modifications may be required by HCD.

2.2.1 Rezoning and Creating of New Zoning Designation

Program 1B of the Housing Element Update commits to a rezoning program that facilitates housing for lower-income households as required by the state’s RHNA allocation for the City. As described, in order to implement housing development at some of the proposed Housing Opportunity Sites and address constraints on the development of housing for a variety of income-levels, the City must establish a new



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zoning designation, MC/RHD, which would apply to five of the Housing Opportunity Sites, facilitating residential development at what are generally commercial sites currently. The new MC/RHD mixed-use zoning designation would facilitate a residential density of RHD-46 (up to 46 units per acre) with a minimum density of 40 units per acre to better facilitate development of housing affordable to lower income levels in accordance with HCD policy. Other changes to zoning designations include implementation of a proposed Specific Plan which includes proposed housing and for which an independent Environmental Impact Report is being prepared; revisions to the existing MSSP to allow for second-story residential use; and rezoning a former oil extraction property to residential use,

The actions described above would result in a change to the permitted uses and development standards on eight of the Housing Opportunity Sites to align with the densities identified in the Housing Opportunity Sites Residential Development Potential list (Table 4, below). In addition, the City has a unique circumstance with the two sites located on Seal Beach Naval Weapons Station, where the Housing Element proposes a change in use, but the City has no zoning authority, therefore these sites will not be rezoned through the City's Zoning Code but growth is nonetheless planned for in the Housing Element.

Housing Element Update Program 1B

The proposed new zoning designation of MC/RHD will consider how to accommodate State requirements and policies to allow for: a minimum residential density of 40 units per acre and maximum residential density of 46 units per acre on larger, developed sites large enough size to permit: at least 16 units; exclusively residential uses; at least 50 percent of the building floor area of a mixed-use development to be dedicated to residential uses; and housing by-right with at least 20 percent of the units affordable to lower-income households. The definitions of "persons and families of low- and moderate-income," "lower-income households," and "very low-income households" as set forth in Health and Safety Code Sections 50079.5, 50093, and 50150 shall apply. The City shall engage with affected property owners, the Building Industry Association, affordable housing developers, and other stakeholders during the zoning process to ensure the development standards can result in the development of the maximum number of units allowed and facilitate the inclusion of affordable units.

2.3 REGIONAL HOUSING NEEDS ASSESSMENT

SCAG has allocated the region's 1,341,827 housing unit growth needs among the 197 jurisdictions in the region, including cities and counties, through the adopted its 6th cycle RHNA allocation plan, covering the planning period of October 2021 through October 2029. The RHNA represents the minimum number of housing units that the City's sites inventory must accommodate for in its Housing Element Update, through its General Plan and Zoning. The City's RHNA allocation is 1,243 new housing units, which is distributed among four income categories, consisting of 258 very low-, 201 low-, 239 moderate-, and 545 above moderate-income units (SCAG 2021).



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2.3.1 Existing Site Conditions

The City has identified an inventory of sites across all areas of the city to implement programs to meet its RHNA. The City’s current base zoning, including the General Plan land use designation implemented by zoning designation, are provided in Table 1, below.

Table 1: Current Zoning and General Plan Land Use Designations

Zoning	Abbreviation	General Plan Designation Implemented by Zoning
Base Residential Zoning Districts		
Residential Low Density – 9 ^a	RLD-9	Residential Low Density
Residential Low Density – 15 ^a	RLD-15	Residential Low Density
Residential Medium Density – 18 ^b	RMD-18	Residential Medium Density
Residential High Density – 20 ^c	RHD-20	Residential High Density
Residential High Density – 33 ^c	RHD-33	Residential High Density
Residential High Density – 46 ^c	RHD-46	Residential High Density
Base Mixed-Use, Commercial, and Industrial Districts		
Limited Commercial/Residential Medium Density ^d	L-C/RMD	Mixed Use
Main Street Specific Plan	MSSP	Main Street Specific Plan
Professional Office	PO	Professional Office
Service Commercial	CS/SC	Service Commercial
General Commercial	GC	General Commercial
Light Manufacturing	LM	Light Manufacturing
Oil Extraction	OE	Oil Extraction
Base Public and Semi-Public Park Districts		
Public and Semi-Public Facilities	PS	Community Facility and School
Recreation/Golf	RG	Open Space – Golf
Base Military, Open Space, and Park Districts		
Military	M	Military
Beach	BEA	Beach
Open Space Natural	OS-N	Open Space
Open Space Parks and Recreation	OS-PR	Park
Overlay District and Specific Plan Zone Regulations		
Residential Conservation Overlay	RC-O	All
Planned Unit Development Overlay	PUD/PD	All
Commercial/Park	C/P	All
Coastal Zone	CZ	All
Specific Plan Regulation	SPR	All
Source: City of Seal Beach, General Plan Zoning Map, 2013; City of Seal Beach Municipal Code and Zoning Ordinance, Chapter 11.1.05.030, 2021.		



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Zoning	Abbreviation	General Plan Designation Implemented by Zoning
<p>Notes:</p> <ul style="list-style-type: none"> ^a Typical single-unit, and small, zero-lot line neighborhoods at a base density up to 9 or 15 dwelling units per net acre respectively. ^b Duplexes, townhouse projects, apartments, and small-lot, single-unit residential uses, at a density of 15 to 18 dwelling units per net acre. Additional density may be achieved through density bonuses. ^c Multi-unit residential developments at a base density of 20 to 46 dwelling units per net acre. Additional density may be achieved through density bonuses. ^d Limited commercial and office uses in conjunction with residential uses. 		

2.3.2 Housing Opportunity Sites Categories

An important component of the City’s Housing Element Update is the identification of sites for future housing development, including an evaluation of the adequacy of those sites in fulfilling the City’s share of regional housing needs. Seal Beach is nearly built-out with almost no vacant developable land remaining. Therefore, the site inventory must rely primarily on non-vacant sites.

The inventory of Housing Opportunity Sites addresses fair housing objectives by providing opportunities for affordable housing throughout the city. Potential underutilized sites and ADUs also create opportunities for affordable housing dispersed throughout the city in low-density residential neighborhoods, thereby expanding affordable housing choices. The Housing Opportunity Sites are not concentrated in low-resource areas. The sites are broken into two categories: (a) underutilized sites that do not require zoning code changes and (b) sites where zoning modifications are proposed.

Underutilized Sites

The Housing Opportunity Sites inventory consists of three underutilized sites with realistic potential for residential development and potential ADUs, as summarized in Table 2. The Housing Element proposes an increase in ADUs that may be located in any residential or mixed-use area by right. Though ADUs are exempt from CEQA, and their respective locations are unknown at this time, the Housing Element collectively refers to them as a “site” (Opportunity Site 3) in order to recognize the contribution they make to housing production as required by the Housing Element. Therefore, the potential ADU sites are identified as one collective Housing Opportunity Site resulting in a total of 13 identified Housing Opportunity Sites.

The City’s RHNA allocation for the current cycle calls for accommodating 1,243 new housing units at low-, moderate-, and above moderate-income levels. Of this total allocation, there are eight planned or recently approved ADUs that are anticipated for development, as well as currently planned or recently approved on underutilized sites, which can be counted towards the City’s overall unit requirement.

Because the current capacity of these underutilized sites is not sufficient to fully accommodate the RHNA allocation in all income categories, due to zoning and other limitations, proposed rezone sites have been identified, as shown in Table 2, below.



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Table 2: Underutilized Sites Inventory (Rezoning Not Required)

Site No.	Address/APN	General Plan/ Zoning	Approx. Acres	Existing Onsite Use(s)	Assumed Density (Dwelling Units per Acre)	Lower-Income Dwelling Units	Moderate-Income Dwelling Units	Above Moderate-Income Dwelling Units	Total Units
1	1780 Pacific Coast Hwy (APN 199-061-01)	Limited Commercial/ RMD-18	0.25	Older convenience store; zoning allows mixed-use	20	--	5	--	5
2	Leisure World (APN 095-691-04)	Residential High Density – Planned Community	5.5	RV Storage	30	74	38	38	150
3	Accessory Dwelling Units	All Residential and Mixed-Use Zones	N/A	Residential and Mixed-Use Zones	N/A	36	14	--	50
TOTAL						110	57	38	205
Source: City of Seal Beach 2021-2029 Housing Element Update, Redline August 24, 2023 (City of Seal Beach 2023a).									

Proposed Rezone Sites

To accommodate the balance of the RHNA allocation and provide the required unit buffer, the City conducted an evaluation of potential properties where land use regulations could be amended to create additional opportunities for housing or mixed-use development, and 10 sites have been identified for further evaluation to determine the most appropriate parcels to be rezoned. Due to the lack of vacant and underutilized sites in the city, the sites were identified and analyzed in light of the development standards for their proposed zoning designation.

Initially, all parcels in the city were evaluated through a process of elimination based on criteria set by HCD. Where housing units could not be located at sites under present zoning, the City examined nonresidential areas where zoning amendments could facilitate residential development. A Housing Element Ad Hoc Committee was established and held two meetings to assist in identifying and evaluating potential sites for housing development. In addition, City staff contacted several property owners to assess interest in multi-family or mixed-use redevelopment. With the exception of the City-owned parcel on the Seal Beach Naval Weapons Station which was an addition to the draft Housing Element following the withdrawal of a site owned by the County of Orange, the sites listed in Table 3 were also reviewed by the Planning Commission and City Council at public hearings, and property owners and other interested stakeholders had the opportunity to provide comments on sites that should be considered for additional residential development.



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The City analyzed the most current parcel-level data to determine which sites were most appropriate for inclusion into the site inventory and to estimate the number of additional units that are likely to be developed. Bearing in mind that most of the developable land within the City consists of established residential uses, most of these areas were eliminated from consideration, as land assembly in a single-family neighborhood was considered infeasible. To ensure sites selected for the site inventory do not have existing uses that are impediments to housing development, an analysis was conducted to select sites that are most likely to develop during the planning period. Development likelihood and feasibility was determined by a number of different variables, including the improvement-to-land value ratio (I/L ratio), existing lot coverage, lot size, future development potential, and existing uses. As the I/L ratio serves as an indicator of the likelihood of redevelopment, according to the Housing Element Update, a I/L ratio or less than 1.0 for commercial and multi-family residential properties indicates that the parcels are underutilized, with a higher potential for residential infill redevelopment.

Table 3: Proposed Rezone Sites (Unless Military)

Site No.	Site Name	Assessor's Parcel Number (APN)	Existing Onsite Use(s)	Approximate Acres	Estimated Developable Acres	Current Zoning	Proposed Zoning
4	Accurate Storage	095-791-18	Vehicle and boat storage	4	1.8	RHD-20	MC/RHD
5	The Shops at Rossmoor	086-492-51	Retail, office, fast food, grocery and pharmacy	27	10	GC	MC/RHD
6	Old Ranch Town Center	130-861-14, -15, -16, -17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27	Existing commercial center with bank, surface parking, restaurants, department stores, retail, services, Ralph's supermarket, and CVS Pharmacy	26	5	GC	MC/RHD
7	Seal Beach Plaza	095-641-44, -49, -55, -56, -57	Existing commercial center with Chase Bank, retail, market, drive through restaurant, and medical and professional offices	7	2.5	CS-SC	MC/RHD



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Site No.	Site Name	Assessor's Parcel Number (APN)	Existing Onsite Use(s)	Approximate Acres	Estimated Developable Acres	Current Zoning	Proposed Zoning
8	Seal Beach Center	043-260-02, -05	Existing commercial center with CVS Pharmacy, retail, services, restaurant, and market	9	4	SC	MC/RHD
9	99 Marina Drive	199-011-10	Former oil separation facility with abandoned handball court	4.3	4.3	OE	RHD-33
10	Old Ranch Country Club ****	130-012-55	Portion of existing golf course	155	4	RG	SP
11	Naval Weapons Station PCH & Seal Beach Blvd. **	043-150-23	Portion of Naval Weapons Station Seal Beach	22	4	M	N/A
12	Water Storage Site (City Property Navy Base) **	--	Water and Equipment Storage	2.75	2	M	N/A
13	Main Street ***	043-112-21, -22, -23, -28, -29, -34, -35, -36, -41; 043-113-04, -08, 14, -15, -36, -37, -42, -46, -48, 51; 199-053-18, -19, -20, -21, -22, -23, -24, -25, -26, -28, -29, -30, -31; 199-043-10; -11, -12, -13, -14, -15, -	Existing Main Street Specific Plan commercial district, including retail, services, offices, parking areas, restaurants and bars, theater, medical offices, plant nursery and other shops and retailers	15	N/A	MSSP	MSSP



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Site No.	Site Name	Assessor's Parcel Number (APN)	Existing Onsite Use(s)	Approximate Acres	Estimated Developable Acres	Current Zoning	Proposed Zoning
		16, -17, -18, -19, -20; 199-033-02; 199-034-01, -02, 03, -04, -05, -06, -07, -08, -09, -10, -11, -12, -13, -14, -15, -16, -17, -36; 199-044-19, -20, -21, -22, -23, -24, -25, -26, -27, -28, -29, -30, -31, -32, -33, -34					

Source: City of Seal Beach 2021-2029 Housing Element Update, August 2023.

Notes:* The City will create a new Mixed Commercial/Residential High Density (MC/RHD). The new mixed-use zoning designation would need to be created to facilitate a density equivalent to Residential High Density (RHD)-46, with a minimum density of 40 units per acre.

** Zoning Not Applicable

*** Specific Plan Amendment Required

**** Land Use Change / Rezoning Required

GC = Commercial General

OSG = Open Space Golf

OE = Oil Extraction

RG = Recreation Golf

CS = Commercial Service

SC = Service Commercial

MC/RHD = Mixed Commercial/Residential High

M = Military

MSSP = Main Street Specific Plan

2.3.3 Housing Opportunity Site Descriptions

The Housing Element Update currently includes descriptions for the Housing Opportunity Sites, with an explanation of the methodology for the sites that are currently developed with various uses. With respect to existing utility infrastructure, such as water, wastewater, drainage systems, and dry utilities, there are no known limitations that would preclude the potential development and increased intensification of uses



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at each of the Housing Opportunity Sites. A description of the Housing Opportunity Sites is provided below, as taken from the August 24, 2023 Housing Element Update (City of Seal Beach 2023a).

Site 1 – 1780 Pacific Coast Highway (No Rezoning)

Location: 1780 Pacific Coast Highway (PCH; Pacific Coast Highway), at the eastern corner of the intersection of Pacific Coast Highway and Seal Beach Boulevard. The site has housing to the rear of it, and retail to the north. Across the street to the south is the Naval Weapons Station, and to the west are single family residential uses.

Size: 0.25 acre

Current Use: retail, specifically a small liquor store and a bait shop.

Current Zoning: Limited Commercial/Residential Medium Density (LC/RMD)

Reason For Selection: This parcel is developed with an older commercial building currently occupied by a liquor/convenience store. The site is immediately adjacent to housing, with access to goods and services.

Assumed Development Capacity: This zoning designation allows residential use at up to 20 units per acre. The site can reasonably accommodate a ground floor commercial use and parking, with five second-story housing units. Because of its small size, this parcel has been listed in the moderate-income site inventory, as shown in Table 4, below.

Site 2 – Leisure World (No Rezoning)

Location: Leisure World is a large, high-density residential senior community generally bound by Westminster Boulevard, Seal Beach Boulevard, Interstate (I)-405, and the Los Alamitos Flood Control Channel. The community currently has 6,608 units. The opportunity site within the development is located along the eastern border, about 0.33 mile from the southwestern corner of the community.

Size: 5.5 acres

Current Use: Recreational vehicle storage

Current Zoning: Residential High Density–Planned Development (RHD-PD)

Reason For Selection: The underutilized site is located in a community that, while not income-restricted, offers a variety of affordable housing options with more than 75 percent of the population in Leisure World consisting of low- to moderate-income households. The existing site zoning allows for residential high-density development.

Assumed Development Capacity: An additional 150 units can be accommodated at a density of 30 units per acre on approximately 5 acres presently devoted to recreational vehicle storage. As 75 percent of the population in Leisure World currently consists of low- to moderate-income households, Table 4,



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below, projects half of the units as lower-income, one quarter at moderate, and the balance at market to be conservative.

Site 3 – Accessory Dwelling Units (No Rezoning)

Location: Throughout the City, in all residential and mixed-use zones.

Current Zoning: All Residential and Mixed-Use Zones

Reason For Selection: ADUs represent a significant opportunity for affordable housing, particularly for single persons or small households including the elderly, college students, young adults, and caregivers.

Assumed Development Capacity: While interest in ADUs has not historically been high in Seal Beach, recent changes to state law have increased awareness and interest. It has conservatively been assumed that 50 ADUs will be built during this planning cycle. Given that ADUs can introduce low-income units in high resource areas, the City would undertake a number of steps to promote the development of ADUs and consider development of incentives to make ADUs affordable to very low-income households. The City would monitor the effectiveness of its efforts twice a year and make adjustments as necessary.

SCAG conducted a regional survey and reported the results in August 2020. SCAG's research supports an assumption that 73 percent of ADUs could be affordable to lower-income households in the County (even assuming a 50/50 mix of one- and two-person households). Evidence from other jurisdictions throughout California indicates that between 17 and 50 percent of ADUs may be rent-free as the property owners provide housing for their adult children and/or aging parents. The inventory in Table 4, below, implements SCAG's assumption of 73 percent of units at lower-income, and the balance at moderate-income.

Site 4 – Accurate Storage (Rezoning Required)

Location: 1011 Seal Beach Boulevard. This site is bordered by office, commercial and light industrial uses to the north and west, by the City Police Station across Adolfo Lopez Drive to the south, and by the Seal Beach Naval Weapons Station across Seal Beach Boulevard to the east.

Size: 4.4 acres

Current Use: Self storage facility

Current Zoning: High Density Residential (RHD-20)

Reason For Selection: This site has been selected as a candidate housing site due to underutilized parking onsite, its proximity to services, and interest from the property owner. There are no known environmental constraints on this property, and the site has access to employment and transit routes.

Assumed Development Capacity: As the current zoning did not result in redevelopment of this site with residential uses, the development assumptions have been revised. The I/L ratio is less than 1.0 (0.54), indicating a likelihood for redevelopment, with conversion of the outdoor storage being the most likely to intensify in value. The indoor storage could remain in place and not be an impediment to development



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due to the site plan and overall quality of development and maintenance of the site. Therefore, it is assumed that only 1.8 acres of the site will redevelop to housing, instead of the entire 4.4 acres. This site is proposed for rezoning to MC/RHD, allowing a density of 46 units per acre, yielding up to 83 units, or more if a density bonus is employed. However, given the existing onsite buildings and the resulting limitations to development design, the projected number of units has been reduced to 59. Because the presumed developable area is less than two acres, Table 4, below, projects a conservative estimate of only 10 percent at lower-income and 10 percent at moderate-income, despite a proposed density of 46 units per acre.

Site 5 – The Shops at Rossmoor (Rezoning Required)

Location: This multi-address retail center is located on the west side of Seal Beach Boulevard between St. Cloud Drive and Rossmoor Center Way.

Size: 27 acres

Current Use: Retail center, with uses including Marshalls, Kohl's, Ulta, Sprouts Farmers Market, and Burlington

Current Zoning: General Commercial (CG)

Reason For Selection: This site was selected due to an abundance of underutilized parking accompanied by owner interest in development of housing units. The site's I/L ratio is less than 1.0 (0.85), meaning the site is economically underutilized, despite being a generally successful retail center. A new mixed-use zone would allow for greater flexibility to utilize the land. High-density residential uses are located adjacent to the property to the west, as such the site's proposed high-density use would be consistent with surrounding uses.

Assumed Development Capacity: The site is 27 acres, and surface parking occupies approximately 19 acres. It is assumed that 10 of the acres could be developed with housing. This site is proposed for rezoning to MC/RHD, allowing a density of 46 units per acre, yielding up to 460 units, exclusive of a density bonus. Because of the ample development potential, Table 4, below, projects 25 percent of units at lower-income, 25 percent at moderate-income, and the balance at market rate.

Site 6 – Old Ranch Town Center (Rezoning Required)

Location: This multi-address retail center is on the east side of Seal Beach Boulevard, between the Old Ranch Country Club golf course and Plymouth Drive.

Size: 26 acres

Current Use: Retail center including stores such as Target and Ralph's supermarket.

Current Zoning: General Commercial (GC)

Reason For Selection: Similar to the Shops at Rossmoor, the Old Ranch Town center has a significant amount of underutilized parking, and primarily big box uses. The addition of housing to this site is feasible



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as it is immediately adjacent to goods and services, has access along a major thoroughfare, and can integrate with the scale of the existing development. The I/L ratio ranges by parcel, with the largest parcel at 0.95 and the second largest parcel at 0.07.

Assumed Development Capacity: It is assumed 20 percent of the center could be developed or redeveloped with housing uses. This site is proposed for rezoning to MC/RHD, allowing a density of 46 units per acre, yielding up to 239 units. Because of the development potential, Table 4, below, projects 25 percent of units at lower-income, 25 percent at moderate-income, and the balance at market.

Site 7 – Seal Beach Plaza (Rezoning Required)

Location: This multi-address retail center is at the northwest corner of Seal Beach Boulevard and Westminster Boulevard. Two churches and Leisure World are to the north and west, and generally the Naval Weapons Station surrounds the other sides.

Size: 7 acres

Current Use: Retail and office/service uses.

Current Zoning: Service Commercial (SC)

Reason For Selection: This site's I/L ratio is less than 1.0 (0.72). Similar to other retail plazas, the site is underutilized with large parking areas. The site offers access to goods and services. The site is located adjacent to Leisure World where existing development is high-density.

Assumed Development Capacity: This site can be redeveloped entirely or partially as a mixed-use project; however, it is assumed that residential uses would be developed on 2.5 acres of the site. This site is proposed for rezoning to MC/RHD, allowing a density of 46 units per acre, yielding up to 115 units. However, due to the smaller developable area, Table 4, below, conservatively estimates 10 percent of units at lower-income, 10 percent at moderate-income, and 80 percent at market rate.

Site 8 – Seal Beach Center (Rezoning Required)

Location: This retail plaza is located on Pacific Coast Highway, between Balboa Drive and Bolsa Avenue. It is directly across Pacific Coast Highway from Main Street.

Size: 9 acres

Current Use: The center consists of two anchor stores, a Pavilions supermarket and a CVS Pharmacy, along with several smaller retail and restaurant tenant spaces.

Current Zoning: Service Commercial (SC)

Reason For Selection: This site has an I/L ratio less than 1.0 (0.72), indicating it is underutilized and could perform to a higher capacity. Its location provides walkability and access to goods and services, including an elementary school. A small mixed-use project could be undertaken using available parking



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and redeveloping portions of the site with housing above retail. The property representatives have expressed an interest in mixed-use development as a future possibility to increase site utility.

Assumed Development Capacity: It is assumed that residential uses would be developed on 4.5 acres of the site. This site is proposed for rezoning to MC/RHD, allowing a density of 46 units per acre, yielding up 207 units, without using a density bonus. However, because the site is adjacent to low-density single-family use, and greater setbacks or step-backs may be appropriate in the revised zoning code, a lower development threshold of 120 units and 4 acres of developable area is assumed. While four acres is ample development capacity, because this opportunity site is directly across the street from single-family homes, Table 4, below, conservatively estimates 15 percent of the units at lower-income levels, 15 percent at moderate-income, and the balance at market despite being zoned at 46 units per acre.

Site 9 – 99 Marina (Rezoning Required)

Location: 99 Marina Drive, northeast of Marina Drive and First Street intersection.

Size: 4.3 acres

Current Use: Vacant. A handball court is located on the western edge of the property and the City maintains a small section of the property around the court as the court is located adjacent to a public park.

Current Zoning: Oil Extraction (OE)

Reason For Selection: Oil extraction activities at the site no longer occur and the current property owners (Exxon and Chevron) are actively marketing the property. City staff has received inquiries on the property from potential buyers and support of residential development at the site, from the community. Additionally, the site is surrounded by existing residential uses.

Assumed Development Capacity: A density of 33 units per acre is proposed at this site to meet the default density thresholds established under Government Code Section 65583.2(c)(3)(B)). However, this location may have additional development standards imposed by the California Coastal Commission, similar to the adjacent development, where a portion of the site was left as open space. Thus, the total housing production anticipated at the site is 90 units, all of which are conservatively assumed to be above moderate-income.

Site 10 – Old Ranch Country Club (Rezoning/Land Use Change Required; Specific Plan Required)

Location: The entire facility, approximately 155 acres in size, is located north of Lampson Avenue, and south of the Joint Forces Training Base and Old Ranch Town Center, just east of Seal Beach Boulevard. The proposed housing sites are located along the western edge of the property, one near the intersection of Lampson Avenue and Seal Beach Boulevard, and the other further south, across Lampson Avenue from the Ivy Park assisted living facility.

Size: 155 acres



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Current Use: Golf course and supporting amenities.

Current Zoning: Recreation Golf (RG)

Reason For Selection: At this time, the landowner has a development application in process with the City for the development of 116 family units and 51 senior units.

Assumed Development Capacity: As this is an active development application, the numbers proposed by the property owner are now the assumed development, for a total of 167 units. All units have been assumed at above moderate-income levels. The existing development application is for a specific plan, which would guide development of the housing as well as a hotel and modifications to the existing clubhouse and golf facilities. An EIR is being prepared for the proposed development. Approval of a specific plan is a discretionary action by the City Council. A new development agreement between the developer and the property owner is expected to be a part of the development application that will ultimately be considered by the City.

Site 11 – Naval Weapons Station PCH & Seal Beach Boulevard (Zoning Not Applicable)

Location: Within the Seal Beach Naval Weapons Station, fronting Pacific Coast Highway and Seal Beach Boulevard.

Size: 22 acres

Current Use: Military use; the site is mostly vacant except for a concrete training pad and a 960 square foot prefabricated metal building used as a classroom.

Current Zoning: Military (M)

Reason For Selection: This site was selected in collaboration with the U.S. Navy (Navy), which successfully requested letters of interest to develop this site. The Navy's vision includes uses that would serve military personnel, including the potential for housing. The Navy has already initiated environmental review under the National Environmental Policy Act (NEPA). This site is generally undeveloped and is under singular ownership. The site is located in proximity to goods and services, including an elementary school. A mixed-use development, including housing, is generally anticipated, and assumes 150 residential units in a vertical and/or horizontal mixed-use development. These assumptions were arrived at in cooperation with Navy representatives. Because census data shows lower-income levels at the Seal Beach Naval Weapons Station currently, Table 4, below, assumes one-third of the units at lower-income, one-third at moderate-income, and one-third at above moderate-income. Despite being within the City, this is federal property; therefore, the City has no zoning authority over this area.

Site 12 – Water Storage Site (City Property Navy Base) (Zoning Not Applicable)

Location: Within the Seal Beach Naval Weapons Station, approximately 1,000 feet east of Seal Beach Boulevard, near the housing community off Anchor Way.

Size: 2.75 acres



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Current Use: Water and equipment storage

Current Zoning: Military (M)

Reason For Selection: This parcel is owned by the City of Seal Beach. While the water storage facility is in active use and needs to remain in use, the balance of the site has comparably minimal utility. As a part of the Housing Element process, the City looked for opportunities to leverage property it owns. This parcel has capacity for greater utilization. Potential development of the site has been presented to Navy staff. Presently, the Navy is amenable to considering a project that could benefit both the Navy and the City, such as affordable housing for veterans.

Assumed Development Capacity: Depending on the exact size and configuration of the parcel, at least 65 units could be accommodated on a parcel of approximately two acres. Presumed to be an affordable housing development, 50 of the units are assumed to be at lower-income levels and 15 of the units at moderate-income, as shown in Table 4, below.

Site 13 – Main Street Specific Plan Area (Specific Plan Amendment Required)

Location: The Main Street Specific Plan area covers is the traditional downtown commercial core of Old Town, primarily defined by Main Street.

Size: 21 acres

Current Use: Mixed-use, including retail, offices, micro-scale manufacturing, and residential.

Current Zoning: Main Street Specific Plan (MSSP)

Reason For Selection: The area provides for a pedestrian-oriented mix of offices and retail uses with some residential units, which were built prior to adoption of the MSSP. Because Main Street is already developed as a pedestrian friendly area surrounded by residential neighborhoods, existing uses would not be an impediment to the expansion of residential units in this area.

Assumed Development Capacity: Although the area could accommodate a sizable number of residential units if the area is redeveloped, it is recognized that such redevelopment is very unlikely to occur during this planning period. Consolidation of lots under fragmented ownership would be challenging. A two-story height limit has been imposed in this area by voters, further affecting redevelopment opportunities. However, some parcels could accommodate one or more units towards the rear of the lot and/or above an existing single-story retail building. Space exists on some sites to develop units over open parking areas, as well. A physical inventory of the area revealed potential to accommodate 163 units if the City allows a minimum unit size standard of approximately 400 square feet. The proposed MSSP amendment would allow for residential uses on second stories or fronting rear alleys, such that Main Street itself remains a retail environment. At these small sizes, these uses would be ancillary, most akin to accessory dwelling units and, therefore, have income-levels have been categorized the same way, with 73 percent at lower-income levels and the balance at moderate-income, as shown in Table 4, below.



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2.3.4 Housing Opportunity Sites Residential Development Potential

As shown in Table 4, below, redevelopment of underutilized sites and addition of ADUs could result in a total of approximately 205 new housing units, and potential rezone parcels could accommodate a total of approximately 1,628 new housing units. Based on this, by implementing the Project, the City would be able to provide 1,833 additional housing units, thereby accommodating the 2021-2029 RHNA allocation (1,243 new housing units) and a substantive buffer to demonstrate capacity for all income levels. The residential site development potential is shown in Table 4.

Table 4: Housing Opportunity Sites Residential Development Potential

Site No.	Site Name	Potential Density (Dwelling Units per Acre)	Lower-Income Dwelling Units	Moderate-Income Dwelling Units	Above Moderate-Income Dwelling Units	Total Units
Underutilized Sites						
1	1780 Pacific Coast Highway	20	--	5	--	5
2	Leisure World	30	74	38	38	150
3	Accessory Dwelling Units	N/A	36	14	--	50
<i>Total Units from Underutilized Sites</i>		--	110	57	38	205
Rezoned Sites (Unless Military)						
4	Accurate Storage	46	6	6	47	59
5	The Shops at Rossmoor	46	115	115	230	460
6	Old Ranch Town Center	46	59	59	121	239
7	Seal Beach Plaza	46	12	12	91	115
8	Seal Beach Center	46	15	15	90	120
9	99 Marina Drive	33	--	--	90	90
10	Old Ranch Country Club	--	--	--	167	167
11	Naval Weapons Station PCH	30	50	50	50	150



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Site No.	Site Name	Potential Density (Dwelling Units per Acre)	Lower-Income Dwelling Units	Moderate-Income Dwelling Units	Above Moderate-Income Dwelling Units	Total Units
	& Seal Beach Blvd.					
12	Water Storage Site (City Property Navy Base)	33	50	15	--	65
13	Main Street	N/A	117	46	--	163
<i>Total Units from Proposed Rezoning</i>		--	424	318	886	1,628
Total Units including Underutilized Sites, ADUs, and Rezone			534	375	924	1,833
<p>Source: City of Seal Beach 2021-2029 Housing Element Update, August 2023.</p> <p>Notes: The current MU is only associated with LC/RMD. A new mixed-use zoning designation would need to be created to facilitate a density equivalent to RHD-46.</p> <p>Potential units based on estimated development area.</p>						

The City's latest RHNA allocation calls for 1,243 new housing units, including 459 new units for residents in the low- and very low-income categories. In accordance with the "No Net Loss" provisions of SB 166, Housing Opportunity Sites inventory and site identification programs in the Housing Element Update includes sufficient sites to accommodate the City's RHNA allocation.

2.4 SCHEDULE

Future residential development resulting from Project implementation would generally occur during the same time frame of the Housing Element Update, which is from 2021 through 2029.

2.5 DISCRETIONARY ACTIONS

Anticipated permits, approvals, and consultations include, but are not limited to, the actions described in Table 5 below.

Table 5: Agency Permits and Environmental Review Requirements

Agency	Permits and Other Approvals
City of Seal Beach	<ul style="list-style-type: none"> • Certification of CEQA document • Adoption of Mitigation Monitoring and Reporting Program • Adoption of the Findings of Fact and Statement of Overriding Considerations (if applicable) • Change of Zone / Specific Plan Amendment



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Agency	Permits and Other Approvals
	<ul style="list-style-type: none">• Seal Beach Municipal Code, Zoning Code Amendment



3.0 ENVIRONMENTAL SETTING, ANALYSIS, AND MITIGATION MEASURES

INTRODUCTION TO ENVIRONMENTAL ANALYSIS

As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an EIR, Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed Project.

According to Section 15065, an EIR is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(a), a Negative Declaration is deemed appropriate if the proposal would not result in any significant effect on the environment.

According to Section 15070(b), a Mitigated Negative Declaration is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will result in potentially significant environmental impacts and therefore, an EIR is deemed as the appropriate document to provide necessary environmental evaluations and clearance for the proposed Project.

This Initial Study and Notice of Preparation (NOP) are prepared in conformance with the CEQA of 1970, as amended (Public Resources Code [PRC], Section 21000 et. seq.); Section 15070 of the State Guidelines for Implementation of the CEQA of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

The City is the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the City.



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Intended Uses of Initial Study and Notice of Preparation

This Initial Study and NOP are informational documents intended to inform decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed changes. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals. The Initial Study and NOP prepared for the Project will be circulated for a period of 30 days for public and agency review and comments, to facilitate preparation of the EIR.

Environmental Assessment Methodology

The environmental factors checked below would potentially be affected by this Project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gases | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural and Forestry Resources | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology and Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities and Service Systems |
| <input checked="" type="checkbox"/> Energy Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfires |
| <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Population and Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Determination

Based on this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "Potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An



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ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



11/14/2023

Signature

Date

Alexa Smittle, Community Development Director

City of Seal Beach



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Environmental Setting, Analysis, and Mitigation Measures

3.1 AESTHETICS

AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 20199:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public Views are those that are experienced from a publicly accessible vantage point). If the Project is in an urbanized area, the potential of the project to conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.1.1 Environmental Setting

As described in the City of Seal Beach 2003 General Plan (General Plan), visual resources in the City include the Pacific Ocean coastal waterfront, including beaches, the shoreline, wetlands and marshlands. There are approximately two miles of beachfront shoreline in the City, which is considered to be of regional significance for passive and active recreational activities. As the Project implementation would result in future development and more dense residential uses in the vicinity of the coastal waterfront, potential impacts to aesthetics are evaluated below.

3.1.2 Environmental Impact Analysis

a) Would the project have a substantial adverse effect on a scenic vista?

Finding: Less than Significant Impact

Scenic vistas generally include extensive panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene or feature of interest. The General Plan does not identify or designate specific scenic resources; nor are there any specific policies related preservation of scenic resources. However, several of the Housing Opportunity Sites are in proximity to the Pacific Ocean and open space areas, which can be considered scenic vistas. A substantial adverse effect on a scenic vista would occur where the majority of an existing view would be blocked or substantially interrupted.



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Individual developments that would be developed on the identified Housing Opportunity Sites under the Housing Element Update would be dispersed throughout the City and would be located in areas that are highly urbanized with surrounding existing developments that already limit potential views to scenic resources. Individual developments developed under the Housing Element Update would be required to be designed and constructed in accordance with the development standards of the applicable zoning district, including building heights, setbacks, and appropriate placement of buildings. Adherence to the City's design guidelines and standards would minimize and reduce potential impacts to existing views and scenic resources. Implementation of the Project would not result in substantial adverse effect on a scenic vista and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Finding: No Impact

According to the California State Scenic Highway Project, which is administered by the California Department of Transportation (Caltrans) (Caltrans 2022), there are no state-designated scenic highways located in the City; nor are there any City-designated scenic highways or roadways identified by the City in its General Plan. The closest state-designated scenic highway is State Route (SR) 91, between the city limits of Anaheim and SR 55 to the south, and it is the only state-designated scenic highway within the entire County. The closest Housing Opportunity Site is approximately 14 miles southwest of this portion of SR 91. Implementation of the Project would not occur within the vicinity of state scenic highways and would not substantially damage scenic resources, such as trees, rock outcroppings or historic buildings, within a state scenic highway, and there would be no impact in this regard. As such this topic does not require further evaluation in the EIR.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public Views are those that are experienced from a publicly accessible vantage point). If the Project is in an urbanized area, the potential of the project to conflict with applicable zoning and other regulations governing scenic quality?

Finding: Potentially Significant Impact

Implementation of the Housing Element Update would result in the identification of parcels located within the City that have the potential to be developed or redeveloped to accommodate new housing developments and help the City meet its RHNA allocation. Additionally, implementation of the Housing Element Update would result in the creation of a new zoning district that would be applied to five of the identified Housing Opportunity Sites and one site identified as a Housing Opportunity Site would be rezoned to an existing zoning district to accommodate housing. As such, future residential development associated with Project implementation would occur within urbanized areas of the City. Although future Project implementation would not include development on previously undeveloped areas that are not surrounded by urbanization, some of the Housing Opportunity Sites proposed for future residential



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development could affect areas that are along the City's interface with coastal or open space areas. Additionally, future Project implementation could include the development of new infrastructure which may have the have the potential to alter the existing visual character of the area. Therefore, this potentially significant impact will be further analyzed in the EIR.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Finding: Less Than Significant Impact

Typical current sources of light and glare throughout the City include interior and exterior building lighting, illuminated signage, ballfield lighting, lighting from vehicles along existing roadways, and other ambient lighting present in urbanized settings. Sources of glare include glass or metallic surfaces or finishes, on structures and even off of vehicle windshields, that could cause glare effects. Some of the more suburban, lower density, or open space areas of the City have less sources of illumination, lighting and glare. Implementation of the proposed Project would occur in areas designated for redevelopment and would allow for development of currently underutilized parcels in the City. Many of the Housing Opportunity Sites are located within currently illuminated areas.

While the increased residential density associated with Project implementation would likely introduce new sources of light and glare in their immediate surroundings, all new development would be required to comply City guidelines and Municipal Code requirements, including Chapter 11.4.10.020, related to exterior security lighting, exterior fixture compatibility, outdoor illumination levels, minimization of light spillover and glare, and light standard heights (City of Seal Beach 2021).

As future residential development resulting from Project implementation would adhere to the provisions of the Municipal Code and all other applicable regulations related to light and glare, the increased residential density proposed by the Project would not create substantial new sources of light or glare which would adversely affect views in the area. Therefore, this impact would be less than significant, and this topic does not require further evaluation in the EIR.



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3.2 AGRICULTURAL AND FORESTRY RESOURCES

AGRICULTURAL AND FORESTRY RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.2.1 Environmental Setting

As outlined in the Open Space/Recreation/Conservation Element of the General Plan, open space land is defined as any parcel of land or water that is essentially unimproved and is devoted to open space use. Land which is used as managed production of resources is protected under the Element. Within the City, certain parcels of land principally within the Seal Beach Naval Weapons Station are being used for agricultural production. Approximately 2,000 acres of the Seal Beach Naval Weapons Station are currently used for the production of staple vegetable crops, such as beets, carrots, and corn (City of Seal Beach 2003). Additionally, according to the Department of Conservation’s (DOC’s) Farmland Mapping and Monitoring Program (FMMP), prime and unique farmland are identified within the City’s boundaries specifically within the Seal Beach Naval Weapons Station. The other portions of the City are mapped as Urban and Built-Up Land or Other (DOC 2023a). FMMP defines Other Lands as Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land (DOC 2023a). According to the California Department of Forestry and Fire Production (CAL FIRE), there are no Timber Production Zones designations or Timber Harvesting Plans within the City (CAL FIRE 2023b).



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3.2.2 Environmental Impact Analysis

- a) **Would the project Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Finding: No Impact

As mentioned above, the Prime and Unique Farmland categories are mapped in areas of the City; however, these mapped areas are limited to the Seal Beach Naval Weapons Station property. Housing Opportunity Sites 11 and 12 are located within the Seal Beach Naval Weapons Station; however, the portions of the Seal Beach Naval Weapons Station property where Sites 11 and 12 are located are mapped as Urban and Built-Up Land and Other Land on the FMMP. No other proposed Housing Opportunity Sites were identified on the FMMP as being located on Prime, Unique, or Farmland of Statewide Importance. Implementation of the Project does not have the potential to cause significant impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, nor does it have the potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, there would be no impact, and this topic does not require further evaluation in the EIR.

- b) **Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Finding: No Impact

According to the City's Zoning Map Index and Orange County's Public Works Land Records Map, none of the proposed Housing Opportunity Sites are under a Williamson Contract and therefore, there would be no impact related to conflicting with a Williamson Act contract. (City of Seal Beach 2013; Orange County 2023).

The City's Zoning Code does not include any agricultural land use designations. However, some of the City's commercial, industrial, and open space zoning designation allow agricultural uses onsite. Agricultural uses allowed in the City are mostly limited to nursery uses, with crop raising allowed under one open space zoning designation. As the City does not have any zoning designations that are specifically for agricultural uses, implementation of the Project would not result in conflicts with existing zoning for agricultural use. Additionally, none of the identified Housing Opportunity Sites that is not proposed for rezoning are under existing zoning designation that allow agricultural uses onsite. The identified Housing Opportunity Sites that are proposed for rezoning would be rezoned to residential zoning districts to allow for additional housing opportunities in the City and would not conflict with any agricultural zoned parcels. Implementation of the Project does not have the potential conflict with any existing zoning for agricultural use. As such, there would be no impact, and this topic does not require further evaluation in the EIR.



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- c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

Finding: No Impact

As discussed above, there are no designated Timber Production Zones or agriculturally designated parcels within the Housing Opportunity Sites. Implementation of the Project does not have the potential to conflict with existing zoning for forest land or timberland zoned for Timberland Production. As such, there would be no impact, and this topic does not require further evaluation in the EIR.

- d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

Finding: No Impact

As discussed above, the parcels proposed for rezoning have various designations, and there are no forest lands located on or near the Project area. Therefore, development of the Project would not result in the loss of forest land or conversion of forest land to non-forest uses, and there would be no impact. As such, this topic does not require further evaluation in the EIR.

- e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

Finding: No Impact

Development of the Project would require rezoning of the Project area to accommodate low- and moderate-income residential uses in areas throughout the City. As discussed above, none of the Housing Opportunity Sites are zoned for agricultural use, and important farmland was not identified amongst the proposed Housing Opportunity Sites. Although the Project involves rezoning to accommodate additional housing needs, the Project would not involve rezoning from agricultural to non-agricultural use or conversion of forest land to non-forest use. As such, there would be no impact, and this topic does not require further evaluation in the EIR.



3.3 AIR QUALITY

AIR QUALITY Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.3.1 Environmental Setting

The City is within the South Coast Air Basin (SoCAB), which includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernadino Counties. SoCAB is designated nonattainment for ozone (O₃) and fine inhalable particulate matter (PM_{2.5}) under the California and National Ambient Air Quality Standards (AAQS), nonattainment for lead (Los Angeles County only) under the National AAQS, and nonattainment for coarse inhalable particulate matter (PM₁₀) under the California AAQS (City of Corona 2019).

The South Coast Air Quality Management District (SCAQMD) is responsible for preparing the air quality management plan (AQMP) for the SoCAB in coordination with SCAG to attain the National AAQS. In March 2017, SCAQMD adopted the 2016 AQMP which is composed of stationary and mobile-source emission reductions from regulatory control measures, incentive-based programs, co-benefits from climate programs, mobile-source strategies, and reductions from federal sources such as aircrafts, locomotives, and ocean-going vessels. Strategies outlined in the 2016 AQMP would be implemented in collaboration between California Air Resources Board (CARB) and the Environmental Protection Agency (EPA). SCAQMD's 2016 AQMP forecasts that the SoCAB will need to increase oxides of nitrogen (NOx) reductions by 45 percent additional reductions above existing regulations for the 2023 ozone standard and 55 percent additional reductions above existing regulations to meet the 2031 ozone standard.

3.3.2 Environmental Impact Analysis

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Finding: Potentially Significant Impact

As result of increased development and densification associated with future Project implementation, emissions would be generated during both construction and operation of individual developments. Project



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implementation has the potential to cause significant environmental effects through conflict or obstruction of the applicable air quality plans. Therefore, these impacts will be analyzed further in the EIR.

- b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable Federal or State ambient air quality standard?**

Finding: Potentially Significant Impact

The proposed Housing Opportunity Sites are located in a non-attainment area for National AAQS and California AAQS. As such, Project implementation has the potential to cause significant environmental effects through a potential cumulatively considerable net increase of particulate matter during construction. Therefore, this potentially significant impact will be further analyzed in the EIR.

- c) Would the project expose sensitive receptors to substantial pollutant concentrations?**

Finding: Potentially Significant Impact

While it is unlikely that sensitive receptors could be exposed to substantial pollutant concentrations, due to construction or operation associated with future Project implementation, there is the potential to cause significant environmental effects if such exposure were to occur. Implementation of the proposed Project would include the development and operation of new and more intense land uses that could generate new sources of toxic air contaminants (TACs) in the City, from both stationary and mobile sources. As such, this potentially significant impact will be further analyzed in the EIR.

- d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Finding: Potentially Significant Impact

Project implementation could cause the generation of new sources of odors or other emissions. Generally, residential land uses do not generate odors that could affect a substantial number of people, because they are not considered a typical odor-producing source, such as a waste treatment facility or an industrial operation. While it is unlikely that substantial numbers of people could be adversely affected by odors due to future construction or implementation of the proposed Project, there is the potential for the Project to result in other emissions. Therefore, these potentially significant impacts will be further analyzed in the EIR.



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3.4 BIOLOGICAL RESOURCES

BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or regulated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.4.1 Environmental Setting

The western edge of the City includes shoreline, beaches and marinas which support areas of biological diversity. The Seal Beach National Wildlife Refuge (NWR), established in 1972, is a protected wetland and marsh area located at the Seal Beach Naval Weapons Station. It includes habitats that are essential to migratory birds of the Pacific Flyway, including federal- and state-listed endangered species. The Seal Beach NWR is under a Management Plan to 1) preserve habitat necessary for the perpetuation of two endangered species, the light-footed Ridgway’s rail and the California least tern, and 2) preservation of habitat used by migratory waterfowl, shorebirds and other waterbirds (USFWS 2023a). Other species of concern found in the Seal Beach NWR include the Eastern Pacific green sea turtle, Belding’s savannah sparrow, and other year-round species including ospreys, peregrine falcons, red-tailed hawks, great blue herons, great egrets, snowy egrets, brown pelicans, crabs, and snails. There are a number of winter migration species as well, including Canada, snow and Ross’ geese, various duck species, black-necked stilt, American avocet, black-bellied plover, and least and western sandpipers. Additionally, many



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California native wildflowers and shrubs occur in this area. Within the aquatic reaches of the wetlands, there can be small rays and sharks along the protected waters of the Seal Beach NWR (USFWS 2023b).

In addition to the Seal Beach NWR, another area with potential sensitivity for biological resources is approximately 100-acres of the Hellman Ranch Specific Plan area, which has been deed-restricted for future sale to a public agency for purposes of wetlands restoration, open space, and environmental education purposes. An adjacent approximately 50-acre oil production property has been similarly restricted (City of Seal Beach 2003). Numerous other parks, golf courses, greenbelts and open space corridors provide potential habitat areas for various plant, insect, bird, reptile and animal species.

Due to its location along the shore of the Pacific Ocean, development and certain land use policies within the Coastal Zone (all areas south of Westminster Boulevard) are also subject to review by the California Coastal Commission (CCC) for consistency with the California Coastal Act of 1976. The City is in the process of developing a Local Coastal Program (LCP) which will implement the Coastal Act at the local level, and reduce the need for direct project review from the Coastal Commission.

3.4.2 Environmental Impact Analysis

- a) **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or regulated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Finding: Potentially Significant Impact

The Project sets the framework for future growth and development in the City by providing additional opportunities for development of low- and moderate-income housing and therefore, does not directly result in development. Certification of the Project itself would not lead to alteration or modification biological resources or habitats, and before any development or redevelopment activities could occur on Housing Opportunity Sites, they would be required to be analyzed for conformance with the requirements of CEQA. While some of the Project's identified Housing Opportunity Sites are located within highly urbanized areas, such as parking lots of existing commercial centers, other Housing Opportunity Sites are located in proximity to or within areas that are not developed or near areas of potential sensitivity for biological resources, such as Housing Opportunity Sites 1, 9, 10, 11 and 12. As such, future implementation of the Project may have a substantial adverse effect, either directly or indirectly, on special-status species. Therefore, these potentially significant impacts will be further analyzed in the EIR.

- b) **Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Finding: Potentially Significant Impact

As discussed above, portions of the City are located within the jurisdiction of the CCC. Housing Opportunity Sites 1, 4, 8, 9, 11, 12, and 13 are located within CCC jurisdiction, while Housing Opportunity



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Sites 2 and 7 border the CCC jurisdictional boundaries (City of Seal Beach 2023b). Housing Opportunity Site 11 borders the Seal Beach NWR. As such, future implementation of the Project may have a substantial adverse effect on a riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations. Therefore, these potentially significant impacts will be further analyzed in the EIR.

- c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Finding: Potentially Significant Impact

As discussed above, the City has identified areas where wetlands and other sensitive marsh and coastal features are present, including within the Hellman Ranch Specific Plan area, the Seal Beach NWR, and the beaches and shorelines along the western border of the City. Future residential development resulting from Project implementation would be required to minimize effects to wetlands, marshes and coastal areas, in compliance with the CCC and all other applicable requirements; however, several Housing Opportunity Sites may be located within proximity or within such areas and may have a substantial adverse effect on state or federally protected wetlands. Therefore, these potentially significant impacts will be further analyzed in the EIR.

- d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Finding: Potentially Significant Impact

As described above, the City and County have identified areas where native resident or migratory fish or wildlife species regularly occur, including the Seal Beach NWR. Housing Opportunity Sites 11 and 12 are in the vicinity of the Seal Beach NWR, an important stop for migratory species along the Pacific Flyway, and Housing Opportunity Site 10 is located on a golf course which may be used by migratory species. Half of the Housing Opportunity Sites are located within the CCC jurisdiction and/or in proximity to the shoreline and beaches. As future residential development resulting from Project implementation would occur in proximity of areas, potential impacts to migratory species may occur. Therefore, these potentially significant impacts will be further analyzed in the EIR.

- e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Finding: Less Than Significant Impact

Future residential development on identified Housing Opportunity Sites resulting from Project implementation may require the removal of trees, including street trees. All resulting development would be required to comply with the City Municipal Code Section 9.40, Trees, which includes limitations and permit requirements related to the removal of trees, particularly eucalyptus trees (City of Seal Beach



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2023e). Future residential development resulting from Project implementation would be required to abide by this regulation and ensure the Project does not lead to removal of designated landmark trees. Therefore, future residential development resulting from Project implementation would not conflict with local policies and ordinances protecting biological resources, and there would be no impact. As such, this topic does not require further evaluation in the EIR.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Finding: Potentially Significant Impact

This Project sets the framework for future growth and development in the City by providing additional opportunities for development of low- and moderate-income housing and therefore, it does not directly result in development. Certification of the Project itself would not lead to alteration or modification biological resources or habitats, and before any development or redevelopment activities could occur on Housing Opportunity Sites, they would be required to be analyzed for conformance with the requirements of CEQA. In addition to being located under CCC jurisdiction, the City is also included in the Orange County Transportation Authority (OCTA) Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan (HCP) (CDFW 2023). Protected natural communities under the OCTA NCCP/HCP include California walnut woodland, canyon live oak ravine forest, Riversidean alluvial fan scrub, southern coast live oak riparian forest, southern cottonwood willow riparian forest, southern mixed riparian forest, southern will scrub and valley needlegrass grassland (CDFW 2013). Further evaluation is required to confirm that there would be no conflicts with these or other plans. Therefore, these potentially significant impacts will be further analyzed in the EIR.



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3.5 CULTURAL RESOURCES

CULTURAL and TRIBAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.5.1 Environmental Setting

For over 10,000 years, the Seal Beach area, including Anaheim Bay and the San Gabriel estuary, have supported Native American people and their cultures, with evidence of the City’s past found in the archaeological record and remaining historical sites; however, few archaeological sites remain in the City, primarily due to development along the coastline. As provided in the City’s General Plan Cultural Resources Element, prehistoric occupation of the Seal Beach area was associated with the Gabrielino Native Americans, with the city on the southern end of the extensive tribal territory which extended into Ventura County to the north and San Bernardino County to the east (City of Seal Beach 2003). It is also understood that the Juaneño Native Americans were also present in the Seal Beach area, as the neighboring tribe to the south.

More specifically, the Gabrielino community of Motuuchey was located in today’s Old Town area, and archaeological resources were primarily located on the Seal Beach Naval Weapons Station, Hellman Ranch and potentially on a Boeing property. In the 1780s, the historic settlement of the city began with the assignment of a 300,000-acre land grant of Rancho Los Alamitos, which supported agriculture and cattle grazing due to proximity to the Santa Ana River. The Mexican War of 1846 to 1848 marked the end of the Rancho era and Mexican governance, and in 1864, Rancho Los Alamitos was purchased by Jotham Bixby and German immigrants who formed the Anaheim agricultural colony. Anaheim Landing was the port created to facilitate goods movement in and out of the region and was the first port in Orange County.

The area transitioned into the resort community of “Bay City,” in 1903, and was connected to Los Angeles with the “Red Cars” of the Pacific Electric Railroad. Today, an historic Red Car can be found on the old Pacific Electric right-of-way. In 1906, the longest pier south of San Francisco was constructed, and it included a bath house, dancing pavilion, roller coaster and more. With a population of 250, Bay City was incorporated in 1915, becoming known as Seal Beach, and the town was a successful resort community by the 1920s. A flurry of growth and development ended with the Great Depression, and in 1939, hurricane winds cut the pier in half. World War II brought a second boom of construction to the City, as military facilities were placed throughout the City and the Seal Beach Naval Weapons Station was built.



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The development of Leisure World began in the late 1950s. With a current population of over 24,000, the City remains a tourist destination.

Historic resources in the City include the Old City Hall, which is on the National Register of Historic Places. The early port of Anaheim Landing is recognized for its historical significance by the State of California.

The City's General Plan Cultural Resources Element includes the following goal and policies related to cultural resources (City of Seal Beach 2003):

Goal 1: Preserve and protect historical, archaeological and paleontological resources.

- Policy 1: Balance the benefits of development with the project's potential impacts to existing cultural resources.
- Policy 2: Identify, designate, and protect sites and buildings of historic importance.
- Policy 3: Coordinate cultural resource programs and development project review with affected resource agencies and Native American representatives.
- Policy 4: Identify funding programs to assist private and public property owners in the preservation of buildings and sites of historic importance.
- Policy 5: Assess development proposals for potential impacts to significant archaeological resources pursuant to §15064.5 of the California Environmental Quality Act (CEQA). Require a study conducted by a professional archaeologist for all development proposals located in areas known to be sensitive to cultural resources.

3.5.2 Environmental Impact Analysis

a) Would the project cause a substantial adverse change in the significance of a historical resource as identified in Section 15064.5?

Finding: Potentially Significant Impact

This Project sets the framework for future growth and development in the City by providing additional opportunities for development of low- and moderate-income housing, and therefore, it does not directly result in development. Certification of the Project itself would not lead to demolition or alteration of any historic resources. Furthermore, future development Projects would be required to comply with the City's General Plan Cultural Resources policies related to preservation of resources. As it is unknown if Housing Opportunity Sites may contain historical resources, surveys will be conducted to determine and assess potential impacts to such resources. Therefore, this potentially significant impact will be analyzed in the EIR.



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b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Finding: Potentially Significant Impact

As discussed above, approval of the proposed Project itself would not directly affect archaeological resources as the Project sets the framework for future growth and development in the City by providing additional opportunities for development of low- and moderate-income housing and therefore, does not directly result in development. However, Project implementation could indirectly affect archaeological resources, as it would allow for future development of the sites. Grading and construction activities of parcels identified for the Project could require earth moving activities that could potentially unearth previously unrecorded resources.

According to the General Plan Cultural Resources Element, there are very few archaeological sites in the City. Archaeological sites are protected by a wide variety of state policies and regulations under the California Public Resources Code, and cultural resources receive protection under both the California Public Resources Code and CEQA. Long term implementation of the Project could allow development including construction activities and grading in areas with undiscovered archaeological resources.

Therefore, the Project could result in potential unearthing of previously unknown and unrecorded archaeological resources and result in significant impacts. The Project would be required to implement General Plan Cultural Resources Element policies related to reducing impacts of potential development on cultural resources and would be required to comply with existing laws and regulations pertaining to archaeological and cultural resources. As it is unknown if Housing Opportunity Sites may contain unknown archaeological resources, surveys will be conducted to determine and assess potential impacts to such resources. Therefore, this potentially significant impact will be analyzed in the EIR.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Finding: Less Than Significant Impact

Although unlikely, future Project construction activities could result in unknown human remains being unearthed during earth moving activities. California Health and Safety Code, Section 7050.5; CEQA Section 15064.5; and PRC Section 5097.98, mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. California Health and Safety Code, Section 7050.5, requires that if human remains are discovered on a project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the PRC. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although construction activities associated with development of the Project could result in the discovery of human remains, compliance



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with existing laws would ensure that significant impacts to human remains would not occur. Therefore, compliance with existing laws and regulations would ensure that future residential development resulting from Project implementation does not disturb any human remains, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.



3.6 ENERGY RESOURCES

ENERGY RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.6.1 Environmental Setting

Southern California Edison (SCE) is the provider of electrical services to most of the City. Total electricity consumption in SCE’s service area, which spans much of southern California from Orange and Riverside Counties on the south to Santa Barbara County on the west to Mono County to the north, in gigawatt-hours (GWh) was approximately 81,128 GWh in 2021 (SCE 2019; CEC 2023a). Sources of electricity sold by SCE in 2018 were:

- 36 percent renewable, consisting mostly of solar and wind
- 4 percent large hydroelectric
- 17 percent natural gas
- 6 percent nuclear
- 37 percent unspecified sources (CEC 2019)

Southern California Gas Company (SoCalGas) provides natural gas services to the City and maintains transmission and distribution lines through the City. The service area of SoCalGas spans much of the southern half of California, from Imperial County in the southeast, to San Luis Obispo County in the northwest, to part of Fresno County in the north, and to Riverside County and most of San Bernardino County in the east (SoCalGas 2023). Total natural gas consumption in Orange County in 2018 was 575.1 million therms, with 339 million therms used by residential uses (CEC 2023b).

3.6.2 Environmental Impact Analysis

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Finding: Potentially Significant Impact

Construction and operation of the proposed Project would result in an increased intensity of uses and more residential units. These additional uses would consume more energy which could result in a potentially significant environmental impact. Therefore, this potentially significant impact will be further analyzed in the EIR.



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b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Finding: Less Than Significant Impact

California's electricity grid is transitioning to renewable energy under the California Renewables Portfolio Standards (RPS) Program. In general, the state has RPS requirements of 33 percent renewable energy by 2020, 40 percent by 2024, 50 percent by 2026, 60 percent by 2030, and 100 percent by 2045 (California Public Utilities Commission). The statewide RPS requirements do not directly apply to individual development projects, but to utilities and energy providers such as SCE and SoCalGas. As SCE and SoCalGas are required to meet the RPS goals for 2030 to provide at least 60 percent clean energy to its customers, future residential development resulting from Project implementation would be consistent with statewide goals.

The Project is intended to be consistent with the implementing General Plan Housing Element Update, and individual development projects constructed as a result of Project implementation would be required to comply with the current and future iterations the Building Energy Efficiency Standards and the California Green Building Standards Code. Additionally, future residential development resulting from Project implementation would be required to implement Housing Element Update policies which support energy conservation opportunities, including Title 24 energy efficiency standards and the statewide goal of transitioning the electricity grid to renewable sources. Furthermore, the Housing Element Update includes the following goal and policies related to energy efficiency that would be applicable to the proposed Project:

Goal 6: Encourage more efficient energy use in residential developments.

- Policy 6a: Promote energy conservation through "green building" techniques that reduce water consumption, improve energy efficiency and lessen a building's overall environmental impact.
- Policy 6b: Promote "smart growth" principles by encouraging compact development in locations that provide opportunities for reduced vehicle trips.

Therefore, with implementation of Housing Element Update policies and compliance with existing standards and regulations related to renewable energy, future residential development resulting from Project implementation would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.



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3.7 GEOLOGY AND SOILS

GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.7.1 Environmental Setting

The City is located in the Los Angeles coastal plain in the Peninsular Ranges of Southern California. These Ranges are made up of hills and ranges with intervening, long, and narrow valleys that trend northwest. The City is in a zone of deformation extending from the foot of the Santa Monica Mountains as far southeasterly as Newport Beach, called the Newport-Inglewood belt. The Newport-Inglewood belt is a surface expression of the Newport-Inglewood Fault zone (City of Seal Beach 2003).



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The majority of the City is located within an alluvial plain that extends southward from the convergence of Coyote Creek and San Gabriel River. The two channels drain from the northeast and north, and the combined flow reaches the sea at Alamitos Gap. Elevations within the City vary from approximately sea level to 60 feet above mean sea level (amsl) at Landing Hill (City of Seal Beach 2003).

3.7.2 Environmental Impact Analysis

- a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?**

Finding: Less Than Significant Impact

The entire City, including the Housing Opportunity Sites, are located in the seismically active Southern California region. An active fault is defined by the State Mining and Geology Board as one that has had surface displacement within Holocene time (about the last 11,000 years). The currently designated Newport-Inglewood Alquist-Priolo Earthquake Fault Zone traverses through the City. Within this fault zone is the Seal Beach Fault (CGS 2023). All except one of the Housing Opportunity Sites are located to the north and south of this zone and not within it. Housing Opportunity Site 12 is traversed by an earthquake fault and therefore, is located within an earthquake fault zone.

Mandatory compliance with existing regulations, including preparation and submittal of geotechnical studies and reports prior to approval of grading and redevelopment plans, would ensure that potential surface fault rupture impacts would be less than significant. Additionally, the future residential development resulting from Project implementation would be required to comply with the following General Plan policies related to geology and geologic hazards (City of Seal Beach 2003):

- Policy 3a: Require a soils and geology report to be prepared and filed for all development projects as specified in the City's Municipal Code.
- Policy 3b: Require geological surveys to be prepared after onsite borings or subsurface explorations at the time subdivisions are submitted to the City for approval.
- Policy 3c: Require supervision by a state licensed soils engineer for grading operations which require a grading permit.
- Policy 3d: Maintain and enforce protection measures which address control of runoff and erosion by vegetation management, control of access, and site planning for new development and major remodels, including directing runoff to the street and compliance with setbacks.



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- Policy 3e: Restrict development projects that will cause hazardous geologic conditions or that will expose existing developments to an unacceptable level of risk until the causative factors are mitigated.
- Policy 3f: Require independent review of the geologic and soils reports as appropriate.
- Policy 3g: File and reference copies of pertinent site-specific geologic information and index the information in the City's Geographic Information System.
- Policy 3h: Provide ongoing maintenance and inspection of all public drainage facilities and eliminate or mitigate uncontrolled storm drain flow on hillsides or bluffs.
- Policy 3i: Require the use of drought-resistant vegetation with deep root systems where appropriate for safety reasons in new development projects to reduce the potential for overirrigation. Encourage the use of drought-resistant vegetation throughout the City through public education efforts.
- Policy 3j: Maintain the present City practice of adopting the latest edition of the Uniform Building Code (as amended and published by the International Conference of Building Officials at approximate three-year intervals) because it incorporates the latest accepted standards for seismic design that reflect advances in technology and understanding of hazards.
- Policy 3k: Prohibit the location of new essential facilities such as hospitals, fire and police stations, emergency centers and water tanks in geologically hazardous areas unless it is determined that there is no feasible alternative and the hazard is adequately mitigated.
- Policy 3l: Require that earthquake survival and efficient post-disaster functioning be a primary concern in the siting, design and construction standards for new essential facilities.
- Policy 3m: Evaluate the long-term risks and their associated costs versus the costs of relocation when major improvements to existing essential facilities are proposed and the facilities are located in known hazardous areas. Relocate the facility if the analysis indicates this is more cost effective in the long term.
- Policy 3n: Determine the liquefaction potential of a site prior to development and require that specific measures be taken, as necessary, to reduce damage in an earthquake.
- Policy 3o: Promote the collection of relevant studies on fault location and history of fault displacement and liquefaction for future refinement of the geological information within and around the City.
- Policy 3p: Identify the effects of the most probable seismic event (Modified Mercalli intensity value VIII or more) on the infrastructure within the City.
- Policy 3q: Incorporate information on the probable seismic event impacts on infrastructure into the development of capital improvement programs so as to upgrade the survivability of the infrastructure.



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- Policy 3r: Work with governmental agencies (i.e., Caltrans and Water Districts) and the public utility companies to identify and promote effective mitigation of the effects of the most probable seismic event on the infrastructure which supports the City of Seal Beach
- Policy 3s: Prepare a Geological Hazards Map based on a study of the geological formations and hazards of the entire City, employing a format compatible with the City's GIS mapping system.
- Policy 3t: Integrate the latest information about earthquake survivability into the City's public safety education program. Encourage the retrofitting of every home within Seal Beach for earthquake survival, especially in the area of adequate anchoring (tie-down) of the homes to their foundations.

As there are no known active faults crossing the majority of the proposed Housing Opportunity Sites and majority of the sites are not located within an Earthquake Fault Zone, ground rupture is unlikely. However, Housing Opportunity Site 12 is located within an Earthquake Fault Zone and, as such, there is some potential for ground rupture to occur. Potential impacts to new developments facilitated by implementation of the Project would be subject to individual CEQA analysis on a project level to analyze potential impacts related to seismic hazards. All future housing developments facilitated by the Project would be required to demonstrate conformance with federal, state, and local seismic design guidelines and requirements. Individual developments would be required to prepare and submit geotechnical studies and reports prior to approval of grading and redevelopment plans and would be required to implement project-specific mitigation measures to reduce any potential impacts. Therefore, compliance with existing regulations and preparation of seismicity reports would ensure that future residential development resulting from Project implementation would have a less than significant impact related to rupture of a known earthquake fault. As such, this impact does not require further evaluation in the EIR.

ii. Strong seismic ground shaking?

Finding: Less Than Significant Impact

As with most of California, there is a significant potential for seismic ground shaking to occur. The Seal Beach Fault is considered capable of causing significant ground shaking in the City, but the recurrence interval is believed longer than for more distant, strike-slip faults. Other large earthquakes have historically occurred in the Los Angeles and Long Beach areas, and many earthquakes of low magnitude occur every year.

An earthquake of moderate- to high-magnitude generated within the Los Angeles or Long Beach area could cause considerable ground shaking at the Housing Opportunity Sites, similar to that which has occurred in the past. To mitigate the effects of strong seismic ground shaking, structures should be designed using sound engineering judgment and the 2022 California Building Code (CBC) requirements, at a minimum.

While there is no way to avoid ground shaking and earthquake hazards, compliance with CBC requirements, including specific provisions for seismic design, would mitigate and minimize the effects of earthquakes on new future construction. The Project would require that future residential development be



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designed in accordance with the CBC requirements and statewide regulations to minimize the effects of ground shaking to the greatest degree feasible. Therefore, future residential development resulting from Project implementation would have a less than significant impact related to seismic ground shaking. As such, this impact does not require further evaluation in the EIR.

iii. Seismic-related ground failure, including liquefaction?

Finding: Less Than Significant Impact

Liquefaction generally occurs as a result of strong ground shaking in areas where granular sediment or fill material either contains, or is located immediately above, high moisture content. The ground shaking transforms the material from a solid state to a temporarily liquid state and can result in settlement, flow failure, and lateral spreading. Liquefaction is a serious hazard because buildings in areas that experience liquefaction may sink or suffer major structural damage. These geological and groundwater conditions are prevalent in the City and surrounding areas. Housing Opportunity Sites 2, 3, 5, 6, 7, 9, 10, and 11 are within a liquefaction zone, while Housing Opportunity Sites 1, 4, 8, 12 and 13 do not appear to be within a liquefaction zone (DOC 2023). Although a majority of the Housing Opportunity Sites are within a liquefaction zone, the Project area is developed with existing commercial, residential, and industrial uses, all of which required proper soil compaction and grading prior to construction, consistent with mandatory regulations and requirements. The Project would comply with the General Plan policies mentioned above and would be constructed in accordance with CBC requirements and all applicable regulations pertaining to safety and stability related to seismic activity. Therefore, future residential development resulting from Project implementation would have a less than significant impact from seismic related ground failure. As such, this impact does not require further evaluation in the EIR.

iv. Landslides?

Finding: Less Than Significant Impact

Landslides are the downward and outward movements of slope-forming materials including rock, soil, artificial fill, or combinations of such materials under the direct influence of gravity. The Housing Opportunity Sites are at sea level, and there are no hills or mountains adjacent to them. There are no known landslides near the Housing Opportunity Sites, nor are they located in an identified landslide zone (DOC 2023). Future residential development resulting from Project implementation would involve grading and earthwork; however, mandatory compliance with existing regulations, including the preparation and submission of soil engineering studies, geotechnical evaluations, and seismicity reports for new developments would ensure that potential landslide impacts would remain less than significant. Additionally, the Project would be required to comply with applicable policies and CBC design standards related to seismic and geologic hazards. Therefore, future residential development resulting from Project implementation would not cause substantial adverse effects related to landslides, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.



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b) Would the project result in substantial soil erosion or the loss of topsoil?

Finding: Less Than Significant Impact

During Project implementation and construction, onsite soils can be prone to erosion during construction activities, such as site grading. To reduce the potential for erosion during construction activities, a Storm Water Pollution Prevention Plan (SWPPP), which specifies best management practices (BMPs) for temporary erosion control measures, would be required. Standard erosion control measures would be implemented as part of the SWPPP to minimize the risk of erosion or sedimentation during construction. Additionally, the SWPPP is required to include an erosion control plan that describes measures such as phased grading, limiting areas of disturbance, and diverting runoff from disturbed areas. Construction of future residential development resulting from Project implementation would require the preparation and implementation of a SWPPP and erosion control plans to minimize soil erosion impacts that could result. Therefore, the Project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.

c) Would the project be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Finding: Less Than Significant Impact

The General Plan identifies that the City's Grading and Stormwater Pollution Prevention Implementation Manual and Chapter 9.50.020 of the City's Municipal Code require a geotechnical report to be prepared and filed for all projects in which a grading permit is required. Compliance with this requirement would minimize impact resulting from unstable geologic or soil conditions. The recommendations included in the geotechnical reports are required to be included in the grading plans and implemented during future Project implementation and development. Furthermore, compliance with CBC design requirements and additional review and approval of grading plans would minimize impacts resulting from unstable geologic or soil conditions. Compliance with existing regulations, including the preparation and implementation of site-specific soil engineering and geotechnical evaluations, would reduce potential impacts to less than significant levels. Therefore, future residential development resulting from Project implementation would not be located on a geologic unit or soil that is unstable or that would become unstable, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Finding: Less Than Significant Impact

Future residential development resulting from Project implementation would be required to prepare and submit a soil engineering report, and geotechnical evaluations as required under Chapter 9.50.020 of the Municipal Code. Recommendations in the geotechnical reports are required to be implemented into grading plans and during construction activities related to future residential development resulting from Project implementations. Additionally, future residential development resulting from Project



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implementation would be required to comply with CBC and grading regulations that would minimize the risks associated with development proposed in areas containing expansive soils. With implementation of recommendations included in geotechnical reports and adherence to existing regulations related to development in areas with expansive soils, impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Finding: No Impact

The General Plan identifies the City as completely “built out” and necessary infrastructure such as water, wastewater, and drainage systems are fully constructed to withstand City system demands. Therefore, future residential development resulting from Project implementation would not require the use of septic tanks or alternative waste disposal systems, and there would be no impact. As such, this topic does not require further evaluation in the EIR.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

Finding: Potentially Significant Impact

As discussed above, approval of the proposed Project by itself would not directly affect paleontological resources, as the Project sets the framework for future growth and development in the City by providing additional opportunities for development of low- and moderate-income housing and, therefore, does not directly result in development. However, future residential development resulting from Project implementation could indirectly affect paleontological resources, as it would allow for future development of the sites. Grading and construction activities on Housing Opportunity Sites identified for future residential development could require earth moving activities that could potentially unearth previously unrecorded resources and result in significant impacts. Future residential development resulting from Project implementation would be required to implement General Plan Cultural Resources Element policies related to reducing impacts of potential development on cultural resources and would be required to comply with existing laws and regulations pertaining to historical, archaeological and paleontological resources. As it is unknown if Housing Opportunity Sites may contain unknown paleontological resources, surveys will be conducted to determine and assess potential impacts to such resources. Therefore, this potentially significant impact will be analyzed in the EIR.



3.8 GREENHOUSE GASES

GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.8.1 Environmental Setting

Various gases in the earth’s atmosphere, classified as atmospheric Greenhouse Gases (GHGs), play a critical role in determining the earth’s surface temperature. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Each GHG differs in its ability to absorb heat in the atmosphere of GHG emissions are presented in carbon dioxide equivalent, which weight each gas by its global warming potential. Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted. Based on a 100-year time horizon, Methane traps over 25 times more heat per molecule than CO₂, and N₂O absorbs roughly 298 times more heat per molecule than CO₂. Additional GHGs with high GWP include NF₃, SF₆, PFCs, and black carbon.

Emissions from future residential development resulting from Project could be generated by the following sources:

- **Transportation:** Emissions from vehicle trips beginning and ending in the City boundaries and from external/internal vehicle trips (i.e., trips that either begin or end in the City).
- **Energy:** Emissions generated from purchased electricity and natural gas consumption used for cooking and heating in the City.
- **Solid Waste Disposal:** Indirect emissions from waste generated in the City.
- **Water/Wastewater:** Emissions from electricity used to supply, treat, and distribute water based on the overall water demand and wastewater generation in the City.
- **Area Sources:** Emissions generated from light commercial equipment, agricultural, and construction equipment use in the City.



3.8.2 Environmental Impact Analysis

- a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Finding: Potentially Significant Impact

This Project sets the framework for future growth and development in the City by providing additional opportunities for development of low- and moderate-income housing and therefore, does not directly result in development. Certification of the Project itself would not lead to direct greenhouse gas emissions; however, future residential development associated with Project implementation would result in greenhouse gas emissions. As such, greenhouse gas emissions resulting from future Project implementation that may have a significant impact on the environment. Therefore, this potentially significant impact will be further analyzed in the EIR.

- b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Finding: Potentially Significant Impact

The Project identifies Housing Opportunity Sites that have the potential for providing additional housing to meet the City's RHNA allocation. Development of the Housing Opportunity Sites would require activities that would result in increased greenhouse gas emissions. Therefore, future residential development resulting from Project implementation may conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions and greenhouse gases, and this potentially significant impact will be further analyzed in the EIR.



3.9 HAZARDS AND HAZARDOUS MATERIALS

HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.9.1 Environmental Setting

Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or implementing agency has a reasonable basis for believing would be injurious to public health and safety or harmful to the environment if released into the workplace or the environment. Hazardous materials are manufactured, transported, stored, used, and disposed of on a regular basis. Although hazardous materials incidents can happen anywhere, certain areas are at higher risk.

Within the state, the California Environmental Protection Agency (Cal EPA) regulates the use and handling of hazardous materials and hazardous wastes. The California Department of Toxic Substances Control (DTSC) is a division of Cal EPA and works in conjunction with the United States Environmental Protection Agency (USEPA) to enforce and implement hazardous materials laws and regulations. The primary transportation routes of hazardous materials in Orange County near the City are the I-405 and I-



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605 freeways. Some transportation of hazardous materials occurs on Pacific Coast highway and Seal Beach Boulevard within the City (City of Seal Beach 2003). Additionally, there are several hazardous materials cleanup sites within the City that are listed on several databases, including the State Water Resources Control Board Geotracker website (SWRCB 2023).

The City's General Plan Safety Element includes the following goals and policies related to hazards and hazardous materials (City of Seal Beach 2003):

- Policy 2A: Coordinate with federal, state, and county hazardous waste management plans to protect the health and welfare of the public, the environment, and the economy of the City of Seal Beach through comprehensive programs that ensure safe and responsible management of hazardous waste and materials.
- Policy 2B: Implement the measures outline in the City's Household Hazardous Waste Plan, Orange County's Hazardous Waste Management Plan, and Hazardous Materials Area Plan, and the County's Operational Area Marine Oil Spill Contingency Plan to ensure the effective management, transportation, and disposal of hazardous waste on a City-wide level.
- Policy 2C: Support enforcement of state "right to know" laws, which outline the public's right to information about local toxic producers.
- Policy 2F: Facilitate coordinated effective response to hazardous materials emergencies in the City to minimize health and environmental risks.
- Policy 2G: Promote public awareness in hazardous materials emergency response preparedness by any effective informational media, such as Emergency Preparedness Newsletter, neighborhood posters, and at least annual presentations at neighborhood association meetings.
- Policy 2H: Support the combination of the OCFA's hazardous materials disclosure program. Ensure annual inspections of businesses that generate or use hazardous materials, and identify and monitor any historical hazardous materials sites within the City for public health and safety issues.
- Policy 2I: Promote public participation and education in the implementation of the programs identified in the County's Hazardous Materials Management Program.
- Policy 2J: Encourage OCFA to monitor the flow of hazardous materials through the City to ensure public safety.
- Policy 2K: Encourage coordination between the OCFA and the Seal Beach Police Department in the designation of routes and enforcement of hazardous materials, routing ordinances, and laws with the I-405 freeway as the primary designated route.



3.9.2 Environmental Impact Analysis

- a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Finding: Less Than Significant Impact

Construction activities associated with future residential development resulting from Project implementation is anticipated to involve demolition, grading, and construction of new structures and buildings. Hazardous materials, such as paints, sealants, solvents, diesel fuels, and other typical hazardous materials for construction would be used. With the use of these materials, there is potential for spills to create hazardous conditions. Future residential development resulting from Project implementation would be required to comply with all applicable regulations, Orange County Hazardous Waste Management Plan, and General Plan policies that would minimize risks associated with the use of hazardous materials during construction activities, and they would be required to adhere to all emergency response plan requirements set forth by the Orange County Fire Authority (OCFA) throughout Project implementation.

The Project is proposing rezoning and establishment of additional residential and housing zones for Housing Opportunity Sites throughout the City. Upon completion of construction hazardous materials associated with Project operations would include materials used during typical household cleaning and maintenance activities. Although these potentially hazardous materials would vary, they would generally include household cleaning products, paints, fertilizers, and herbicides and pesticides. Many of these materials are considered household hazardous waste, common wastes, and/or universal wastes by the USEPA, which considers these types of wastes to be common to businesses and households and to pose a lower risk to people and the environment than other hazardous wastes when properly handled, transported, used, and disposed of (USEPA 2020). Federal, state, and local regulations typically allow these types of wastes to be handled and disposed of with less stringent standards than other hazardous wastes, and many of these wastes do not have to be managed as hazardous waste.

Therefore, by complying with existing laws, regulations, and General Plan policies, future residential development resulting from Project implementation would not create a significant hazard through routine transport, use, or disposal of hazardous materials, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.

- b) **Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Finding: Less Than Significant Impact

During construction activities, the transport, use, storage, and disposal of hazardous materials could result in accidental releases into the environment. However, compliance with applicable laws and regulations would minimize the potential for hazardous materials releases that could pose harm to the public or environment.



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Future Project implementation would establish additional residential housing opportunities throughout the City. As mentioned above, common materials associated with residential uses include small quantity hazardous material, such as cleaners and pesticides. Future residential development resulting from Project implementation would not pose a substantial hazard to the public or environment through accidental releases. Therefore, by complying with existing laws, regulations, and General Plan policies, future residential development resulting from Project implementation would not create a significant hazard through reasonably foreseeable upset and accident conditions, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Finding: Less Than Significant Impact

The proposed Housing Opportunity Sites are distributed throughout the City. Housing Opportunity Sites 8 and 11 are located within one-quarter mile of McGaugh Elementary School, which is currently surrounded by existing residential development, Seal Beach Boulevard and the Seal Beach Naval Weapons Station. As stated under Impact a), construction activities required for future residential development resulting from Project implementation would be required to comply with all applicable regulations, Orange County Hazardous Waste Management Plan, and General Plan policies that would minimize risks associated with the use of hazardous materials during construction activities. The same regulations that would protect onsite construction workers from potential risks related to the use of hazardous materials would also protect any nearby sensitive receptors, including schools. Future residential development resulting from Project implementation would be required to comply with existing laws and regulations regarding hazardous materials, waste, and emissions to minimize the potential for hazardous emissions to occur. Adherence to federal, state, and local regulations and requirements would reduce potential impacts associated with the accidental release of hazardous materials. Therefore, future residential development resulting from Project implementation would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Finding: Less Than Significant Impact

The Hazardous Waste and Substances Sites List (Cortese List) is a planning document providing information about the location of hazardous materials release sites. California Government Code Section 65962.5 requires Cal EPA to develop, at least annually, an updated Cortese List. The DTSC is responsible for a portion of the information contained in the Cortese List. Other state and local government agencies are required to provide additional hazardous materials release information for the



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Cortese List. Several hazardous material sites are identified within the City; however, none of the Housing Opportunity Sites are identified on the Cortese List.

Individual development that occurs on the proposed Housing Opportunity Sites that may be located on or next to a hazardous materials site would be required to complete an environmental site assessment (ESA) by a qualified professional to ensure that the future development projects would not disturb hazardous materials sites and that any proposed development would not create a substantial hazard to the public or the environment. Future residential development resulting from Project implementation would be required to prepare and submit a Phase I ESA, as appropriate. If Phase I identifies a recognized environmental condition, it would recommend preparation of a Phase II ESA, which would consist of sampling and testing of soil, soil vapor, and groundwater for hazardous materials and human health risks assessments based on concentrations of the hazardous materials identified. Future residential development resulting from Project implementation would be required to implement the recommendations included in the ESAs to remediate hazardous materials before the City would issue building permits. If a new development that is developed under the Project is located on a property contaminated by hazardous substances, compliance with laws and regulations for investigations and remediation regulated at the local, state, and federal level would be required. Additionally, future residential development resulting from Project implementation would be required to implement General Plan policies that would minimize risks from hazardous materials sites. As future residential development resulting from Project implementation would require adherence to General Plan policies, compliance with applicable laws and regulations regarding hazardous materials sites, and preparation of environmental site assessments, impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public or private airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

Finding: Potentially Significant Impact

The closest public airport to the Housing Opportunity Sites is Long Beach Airport, located approximately 5.2 miles to the northwest of the City. The City is not located within the Long Beach Airport's Airport Influence Area and therefore, Long Beach Airport operations would not result in a safety hazard or excessive noise for people residing or working on the identified Housing Opportunity Sites (Los Angeles County 2004). The Los Alamitos Joint Forces Training Base is not a public airport; however, it is located approximately 600 feet to the east of Housing Opportunity Sites 5, 6, and 10.). As identified in the Airport Environs Land Use Plan (AELUP) for Joint Forces Training Base Los Alamitos, the City is located within the airport's notification area and the identified Housing Opportunity Sites are dispersed throughout the airport's different height restriction zones and impact zones. Therefore, there is potential for development of the Housing Opportunity Sites to result in safety hazards. As discussed in Section 3.13, Noise, below, none of the Housing Opportunity Sites are located within the 65 decibel (dB) noise contour areas for the Los Alamitos Joint Forces Training Base, under both existing and future scenarios, as identified by the General Plan Noise Element (City of Seal Beach 2003). However, some sites are located adjacent to the noise contour areas and would require noise control measures to minimize potential impacts. Therefore, due to the proximity of the Housing Opportunity Sites to the Los Alamitos Joint Forces Training Base,



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implementation of the Project could result in a safety or noise hazard for people residing or working in the area and result in a potentially significant impact. This potentially significant impact will be further analyzed in the EIR.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: Less Than Significant Impact

The City has prepared an Emergency Operations Plan (EOP) and a Local Hazard Mitigation Plan (LHMP) to ensure protection of City residents in times of emergency and to identify local hazards and provide measures to address these hazards (City of Seal Beach 2017). All future residential development resulting from Project implementation would be required to comply with applicable fire and building codes and would be required to be reviewed by the OCFA's Community Risk Reduction Division prior to approval. Additionally, Project implementation would be required to comply with policies identified in the General Plan to ensure effective emergency response. Compliance with General Plan policies, applicable fire and building codes, and the City's EOP and LHMP would ensure that Project implementation would not substantially impair an adopted emergency response plan or evacuation plan, and there would be no impact. As such, this topic does not require further evaluation in the EIR.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Finding: Less Than Significant Impact

The Housing Opportunity Sites are located on different parcels located throughout the City and are not located in hillside areas or areas with urban-wildland interfaces. Project implementation would not occur within a State Responsibility Area (SRA) or Very High Fire Hazard Severity Zone (VHFHSZ). Future residential developments resulting from Project implementation would be required to adhere to a wide range of state and local codes pertaining to fire protection and would be required to abide by the City's EOP and LHMP. Adherence to the measures in these plans would minimize impacts to the extent possible and would ensure that new developments would not expose people or structures to significant risks associated with wildland fires. Additionally, future residential development resulting from Project implementation would be required to implement General Plan policies identified to minimize risk from wildfire hazards. Therefore, with implementation of applicable state and local codes, future residential development resulting from Project implementation would not expose people or structures to significant wildland fire risks, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.



3.10 HYDROLOGY AND WATER QUALITY

HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.10.1 Environmental Setting

The City is located within the Santa Ana River Watershed, which is the most extensive watershed in Orange County, running through a three-county area from its headwaters in the San Bernardino Mountains to its outlet in the Pacific Ocean (Orange County 2013). The Santa Ana River Watershed encompasses approximately 2,700 square miles.

The City is located near multiple hydrologic features which include rivers, the Pacific ocean and wetlands. Within the City limits is the mouth of the San Gabriel River, draining an area of approximately 700 square miles within Los Angeles and Orange Counties, the Pacific Ocean, and various wetland areas that are subject to various sources of pollution within the community. The San Gabriel River is located along the western boundary of the City. The San Gabriel River originates in Los Angeles County but empties into the ocean at Seal Beach. Additionally, the river provides an outlet for flood control basins and channels



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within the City. The river is a major source of ocean contamination after storm events due to the washing of upstream pollutants and trash into the ocean (City of Seal Beach 2003).

The City's General Plan Safety Element includes the following goals and policies related to hydrology and water quality (City of Seal Beach 2003):

- Policy 2N: Facilitate the proper separation of sewer and storm drain systems through construction upgrades and operation and maintenance of sewer and storm drain infrastructure to eliminate the flow of sewage into the City storm drains.
- Policy 2O: Facilitate coordination and participation by all of the jurisdictions that make up the Los Angeles and Santa Ana RWQCBs to improve water quality. Encourage the elimination of sewer discharges and non-point source pollution into the San Gabriel River.
- Policy 2S: Minimize changes in hydrology and pollutant loading, require incorporation of control, including structural and non-structural BMPs to mitigate the projected increase in pollutant loads and flows, ensure that post-development runoff rates and velocities from a site have no significant adverse impact on downstream erosion and stream habitat, minimize the quantity of storm water directed to impermeable surfaces and the MS4s, and maximize the percentage of permeable surfaces to allow more percolation of storm water into the ground.
- Policy 2U: Encourage the use of water quality wetlands, biofiltration swales, watershed-scale retrofits, etc. where such measures are likely to be effective and technically and economically feasible.
- Policy 2V: Provide for appropriate permanent measures to reduce storm water pollutant loads in storm water from the development site.
- Policy 2W: Establish development guidelines for areas particularly susceptible to erosion and sediment loss.

3.10.2 Environmental Impact Analysis

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Finding: Less Than Significant Impact

Construction activities related to Project implementation could impact water quality due to erosion and other pollutants entering construction site runoff, resulting in polluted runoff entering the City's stormwater system. Construction activities such as grading could accelerate the rate of erosion and cause substantial impacts to water quality. The City's General Plan Open Space, Recreation, and Conservation Element encourages reducing urban pollutant runoff through implementation of National Pollutant Discharge Elimination System (NPDES) programs (City of Seal Beach 2003). Additionally, Chapter 9.30 Storm Water Management Program of the City's Municipal Code includes requirements for stormwater drainage systems, polluted runoff, control of water quality management, and enforcement and permit requirements.



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Any projects that include one acre or greater of soil disturbance would be required to comply with the Construction General Permit and associated NPDES regulations to ensure that potential for soil erosion is minimized. Future development associated with Project implementation would be required to comply with all relevant NPDES requirements and would be required to prepare a SWPPP. The SWPPP would be required to include construction BMPs that address pollutant source reduction and provide measures of controls necessary to mitigate potential pollutant sources. The Project would also be required to implement General Plan policies that would ensure that new development minimizes potential water quality impacts. Therefore, with the implementation of General Plan policies, adherence to NPDES and Construction General Permit requirements, such as the preparation of a SWPPP, and adherence to all relevant state and local regulations, construction activities associated future residential development resulting from Project implementation would not violate water quality standards or waste discharge requirements, and impacts would be less than significant.

Operation of future residential development resulting from Project implementation could potentially create new sources of polluted runoff and increase post-construction pollutants. However, as identified in the Housing Element Update, all of the identified Housing Opportunity Sites are already developed with existing uses; therefore, development of the Housing Opportunity Site with residential uses would not result in a substantial increase in polluted runoff and impervious surfaces. To prevent long-term impacts related to Project operation, new residential development related to Project implementation would be required to comply with City's Municipal Code Chapter 9.20, Storm Water Management Program. Municipal Code Section 9.20.015, Controls for Water Quality Management, outlines water quality management requirements for all new development and significant redevelopment projects, including requiring compliance with the Orange County Drainage Area Management Plan (DAMP). Additionally, future residential development resulting from Project implementation would be required to comply with development requirements and standards for storm drainage and stormwater runoff identified under City Municipal Code Section 11.4.10.020(H), including prevention of runoff, connection to the public drainage system, incorporation of design requirements and integration of BMPs, as required by the City's NPDES permit requirements. Additionally, future residential development resulting from Project implementation would be required to incorporate General Plan policies which ensure that new development minimizes potential water quality impacts. With the adherence to federal, state, and local regulations and requirements and relevant General Plan policies, runoff associated with both construction and operation of future residential development resulting from Project implementation would not violate any water quality standards or discharge requirements, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.

- b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Finding: Potentially Significant Impact

The Project is proposing implementation of the City's new Housing Element Update and Zoning Code Update which would result in the provision of Housing Opportunity Sites throughout the City that have the potential to accommodate new housing developments to help the City meet its RHNA allocation. As



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identified in the Housing Element Update, all of the identified Housing Opportunity Sites are already developed; therefore, they do not provide substantial areas for groundwater recharge. As identified in the City's 2020 Urban Water Management Plan (UWMP), the City provides water to its residents and other customers using the imported potable water supply obtained from its regional wholesaler, Municipal Water District of Orange County (MWDOC) and local groundwater from the Orange County Groundwater Basin, which is managed by the Orange County Water District (OCWD). According to the 2020 UWMP, the City relied on 65 percent groundwater and 35 percent imported water during its Fiscal Year 2019-2020 and by 2045, it is projected that the water supply portfolio would change to approximately 85 percent groundwater and 15 percent imported water (City of Seal Beach 2021). Future residential developments resulting from implementation of the Project would result in an increased demand of potable water in the City through increased development and resulting in indirect population growth; therefore, an increased demand to groundwater supplies would result. Therefore, implementation of the Project could result in decreased groundwater supplies resulting from increased demand, and this potentially significant impact will be further analyzed in the EIR.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would;

i. Result in substantial erosion or siltation on- or off-site;

Finding: Less Than Significant Impact

Implementation of the Project would result in changes to land uses which may result in an increase of impervious surfaces. However, the Housing Opportunity Sites identified for rezoning under the Project are already developed with existing uses and located in areas surrounded by existing developments. Future residential developments resulting from implementation of the Project would utilize the existing drainage facilities in the existing surrounding areas. Additionally, Project implementation would require construction activities that could result in increased potential for erosion and siltation to occur. As identified above, under Impact a), the Project would be required to comply with City Municipal Code Chapter 9.20 Storm Water Management Program. City Municipal Code Section 9.20.015 Controls for Water Quality Management outlines water quality management requirements for all new development and significant redevelopment projects, including requiring compliance with the Orange County DAMP. Additionally, the future residential development resulting from Project implementation would be required to comply with development requirements and standards for storm drainage and stormwater runoff identified under City Municipal Code Section 11.4.10.020(H), including prevention of runoff, connection to the public drainage system, incorporation of design requirements and integration of BMPs as required by the City's NPDES permit requirements.

Future development projects would be required to prepare and implement a SWPPP, including standard erosion control measures and BMPs to minimize the risk of polluted runoff resulting from increased erosion and sedimentation. The SWPPP would include an erosion control plan that identifies measures, such as diverting runoff from disturbed areas and treatment measures to trap sediment, to ensure there is no polluted runoff. Additionally, future residential development resulting from Project implementation



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would be required to incorporate General Plan policies which ensure that new development minimizes potential water quality impacts resulting from erosion and siltation. With the adherence to federal, state, and local regulations and requirements and relevant General Plan policies, runoff associated with both construction and operation of future residential development resulting from implementation of the Project would not result in increased erosion or siltation on or offsite, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.

- ii. **Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**

Finding: Potentially Significant Impact

Future residential development resulting from Project implementation could result in an increase of impervious surfaces within the City; however, implementation of the Project would not result in substantial increases in impervious surfaces as the Housing Opportunity Sites identified for rezoning are already developed with existing uses and located in highly urbanized areas with substantial impervious surfaces. Though the Project may not result in substantial increased in impervious surfaces resulting in increased rate and amount of surface runoff, there are existing storm drainage capacity issues within portions of the City. Therefore, Project implementation and development of some of the identified Housing Opportunity Sites may result in flooding impacts related to stormwater runoff. As such, this potentially significant impact will be further analyzed in the EIR.

- iii. **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**

Finding: Potentially Significant Impact

As identified above under Impact c.i, the Project would be required to comply with City Municipal Code Chapter 9.20, Storm Water Management Program. City Municipal Code Section 9.20.015, Controls for Water Quality Management, outlines water quality management requirements for all new development and significant redevelopment projects, including requiring compliance with the DAMP. Additionally, the Project would be required to comply with development requirements and standards for storm drainage and stormwater runoff identified under City Municipal Code Section 11.4.10.020(H), including prevention of runoff, connection to the public drainage system, incorporation of design requirements, and integration of BMPs as required by the City's NPDES permit requirements. Compliance with these requirements would ensure both construction and operation of future residential development resulting from Project implementation would not result in increased polluted runoff.

However, as identified above under Impact c.ii, there are existing storm drainage capacity issues within portions of the City. Therefore, Project implementation and development of some of the identified Housing Opportunity Sites may result in creation or contribution of runoff water that would exceed the capacity of the storm drainage system. As such, this potentially significant impact will be further analyzed in the EIR.



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iv. Impede or redirect flood flows.

Finding: Potentially Significant Impact

As identified in the City's General Plan Safety Element, portions of the City are subject to flooding due to wave run-up which is typically caused by large swells produced by storms at sea occurring at high tide (City of Seal Beach 2003). Federal Emergency Management Agency (FEMA) prepares Flood Insurance Rate Maps (FIRM) to identify potential flood areas across the United States. A majority of the Housing Opportunity Sites identified for the Project are located within areas identified as Zone X, or an area with minimal flood hazard and is identified as an area with reduced flood risk due to levees (FEMA 2023). However, as identified by FEMA, Housing Opportunity Sites 11 and 12 are located within Zone D, an area with possible but undetermined flood hazards. Additionally, Housing Opportunity Site 10 and a portion of Housing Opportunity Site 6 are located within areas identified by FEMA as Zone AE (EL 14), or a special flood hazard area with a flood elevation of 14 feet. As some of the Housing Opportunity Sites are located within flood risk areas, future residential developments resulting from implementation of the Project may be located in areas susceptible to flooding and implementation of the Project could impede or redirect flood flows. Therefore, this potentially significant impact will be further analyzed in the EIR.

d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Finding: Potentially Significant Impact

As identified above under Impact 3.iv, a majority of the Housing Opportunity Sites identified for the Project are located within areas identified as Zone X, or an area with minimal flood hazard and is identified as an area with reduced flood risk due to levees (FEMA 2023). However, Housing Opportunity Sites 11 and 12 are located within Zone D, an area with possible but undetermined flood hazards and Housing Opportunity Site 10 and a portion of Housing Opportunity Site 6 are located within areas identified by FEMA as Zone AE (EL 14), or a special flood hazard area with a flood elevation of 14 feet. Due to the City's proximity to the Pacific Ocean, the City is at risk of tsunamis. The City's General Plan Safety Element identified that the risk of inundation by a tsunami appears to be low; however, if an earthquake occurred along the Newport-Inglewood fault, a tsunami of high inundation level could be expected (City of Seal Beach 2003a). As such, implementation of the Project could result in risk of release of pollutants due to project inundation resulting from flooding, tsunamis, and seiches and therefore, this potentially significant impact will be further analyzed in the EIR.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Finding: Potentially Significant Impact

Measures identified above to ensure that developments have a less than significant impact on surface and groundwater quality would also ensure that future development does not obstruct or conflict with implementation of a water quality control plan. However, as identified above under Impact b), the Project may result in potentially significant impacts related to groundwater supplies such that the Project may



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impede sustainable groundwater management of the basin. Therefore, future residential development resulting from Project implementation could conflict with or obstruct implementation of a sustainable groundwater management plan, and this potentially significant impact will be further analyzed in the EIR.



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3.11 LAND USE AND PLANNING

LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.11.1 Environmental Setting

The proposed Project is located in the City of Seal Beach, California, located at the northwestern edge of Orange County, California. It borders the City of Long Beach (Los Angeles County) to the north, the Orange County Cities of Huntington Beach and Westminster to the east, Huntington Beach to the south, and the Pacific Ocean to the west. The Project is interspersed throughout the City, which has a land area of approximately 13 square miles. The Project proposes to rezone six Housing Opportunity Sites, proposes a new Specific Plan for one site, and proposed a Specific Plan Amendment for another site, in order to allow increased residential densification which would result from implementation of the Housing Element Update. Additionally, the Project identified three underutilized sites and two military sites as Housing Opportunity Sites that could be redeveloped with residential uses to help the City meet its RHNA allocation.

3.11.2 Environmental Impact Analysis

a) Would the project physically divide an established community?

Finding: Less Than Significant Impact

The Project identified Housing Opportunity Sites within the City to allow for densified residential development, including low- and moderate-income housing units to help the City meet its RHNA allocation. Future residential development resulting from Project implementation would occur within areas that are already developed and would not occur within any existing residential communities that could be divided. The identified Housing Opportunity Sites are dispersed throughout the City rather than concentrated in a single area of the City and therefore, development of these sites would not result in division of established communities. Therefore, this impact would be less than significant, and this topic does not require further evaluation in the EIR.



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- b) Would the project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

Finding: Potentially Significant Impact

The Project is proposing to redevelop, or rezone identified Housing Opportunity Sites in various locations throughout the City. The Housing Element Update identifies 13 Housing Opportunity Sites throughout the City that have the potential for providing additional housing. The sites are broken into two categories: underutilized sites that do not require zoning code changes and sites where zoning modification are proposed. Of the 13 Housing Opportunity Sites, six require rezoning, two on the Seal Beach Naval Weapons Station require a change of use, one is proposed for a Specific Plan, and one would require an amendment to the Main Street Specific Plan. Housing Opportunity Site 10 is going through its own rezoning and specific plan process with the current property owner. The rezoning effort would also include the establishment of a new zoning designation, MC/RHD, which would apply to five of the Housing Opportunity Sites (Sites 4, 5, 6, 7, and 8). The new MC/RHD mixed-use zoning designation is needed in order to facilitate a density equivalent to RHD-46 (up to 46 units per acre) but with a minimum density of 40 units per acre. Future residential development resulting from Project implementation may cause a significant environmental impact due to a conflict with applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation an environmental effect. Therefore, this impact will be further analyzed in the EIR.



3.12 MINERAL RESOURCES

MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.12.1 Environmental Setting

Mineral resources in the City include an oil extraction at Esther Island within the tidelands, oil extraction along the Newport-Inglewood Fault on the Hellman Ranch property, and an oil lease site in the Seal Beach NWR (City of Seal Beach 2003). The California Surface Mining and Reclamation Act of 1975 sets forth requirement for the state to classify all land into Mineral Resource Zones (MRZs) that indicate the potential for mineral resources regardless of existing land use or ownership. However, there are no known or identified mineral resources identified within the Housing Opportunity Sites (DOC 2023b).

3.12.2 Environmental Impact Analysis

- a) **Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**
- b) **Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

a-b) Finding: No Impact

The General Plan does not indicate that any Housing Opportunity Sites are located within an area of locally important mineral resources (City of Seal Beach 2003). Housing Opportunity Site 9 is zoned OE; however, it is a vacant lot with no oil extraction or production activities present. The Project area does not encompass the City’s identified resource areas: Hellman Ranch, Esther Island, and the Seal Beach NWR. The proposed Housing Opportunity Sites are residential, commercial, and other underutilized areas. Housing Opportunity Site 4 is the nearest site to one of the identified resources, Hellman Ranch, and is located approximately 0.3-mile to the northeast. Additionally, the Housing Opportunity Sites are not currently used for mineral extraction and do not contain any known or designated mineral resources. Future residential development resulting from Project implementation would not result in the loss of availability of any known mineral resources, nor would it have potential impacts associated with the loss availability of a locally mineral resource recovery site. As such, there would be no impact, and this impact does not require further evaluation in the EIR.



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3.13 NOISE

NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.13.1 Environmental Setting

The City has set noise and vibration performance standards for noise sources in the City, which are adopted by reference from Orange County Code Section 4-6.1. City Municipal Code Chapter 7.15, Noise, defines the qualitative standards used in determining a potential violation and provides performance standards for interior and exterior noise by zone, based on land use (City of Seal Beach 2023e). Table 6 shows the acceptable interior and exterior noise limits by zone. Exterior noise limits in the table are based on the noise contours and compatibility guidelines provided in the General Plan Noise Element (City of Seal Beach 2003).

Table 6: City Interior and Exterior Noise Standards

Noise Zone	Interior (dBA Ldn)*	Exterior (dBA Ldn)	Time Period
Noise Zone 1 – Residential Properties	55	55	7:00 am to 10:00 pm
Noise Zone 1 – Residential Properties	50	50	10:00 pm to 7:00 am
Noise Zone 2 – Commercial Properties		65	At any time
Noise Zone 3 – Industrial, Manufacturing and Oil Properties		70	At any time

Source: City of Seal Beach Municipal Code, 2023.

Notes: dB (decibels) at the A-weighted scale over a 24-hour, time-weighted annual average noise level.

The City’s Municipal Code indicates that noise associated with construction, repair, remodeling or grading of real property are exempt from the noise standards if performed between 7:00 am and 8:00 pm on weekdays and 8:00 am and 8:00 pm on Saturday (City of Seal Beach 2023e).



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According to the General Plan Noise Element, the predominant noise source in the City is caused by automobiles and some overflights from military aircrafts. Noise sensitive receptors in the City include, but are not limited to, residences, schools, hospitals, elder care facilities, or any other land use areas deemed as sensitive by the City. As part of the General Plan Noise Element, in 2002, 10 sites were selected for measurement of the existing noise environment, which proved to be highly variable, depending on the location (City of Seal Beach 2003). The time-averaged sound level in the City was in the range of approximately 59.8 to 70.3 dBA Leq.

3.13.2 Environmental Impact Analysis

- a) **Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Finding: Potentially Significant Impact

Construction and operation resulting from future residential development resulting from Project implementation could result in the generation of temporary and permanent increases in ambient noise levels in the vicinity of future development projects. Future residential development resulting from Project implementation may result in a substantial increase in ambient noise in excess of City standards. Therefore, this potentially significant impact will be further analyzed in the EIR.

- b) **Would the project exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Finding: Potentially Significant Impact

Construction activities associated with development of the identified Housing Opportunity Sites would generate varying degrees of groundborne vibration and noise levels, depending on construction procedures and equipment. Construction and operation of the future residential development resulting from Project implementation may result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Therefore, this potentially significant impact will be further analyzed in the EIR.

- c) **For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Finding: Potentially Significant Impact

The closest public use airport to the City boundaries is Long Beach Airport, which is located approximately 5.2 miles to the northwest, and its airport land use plan boundaries are approximately three miles from the City boundaries. The Los Alamitos Joint Forces Training Base conducts flights over the City and noise sensitive land uses throughout the week. The Los Alamitos Joint Forces Training Base is



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not a public airport; however, it is located approximately 600 feet to the east of Housing Opportunity Sites 5, 6, and 10. The General Plan Noise Element provides noise contours prepared by the California National Guard, and several noise sensitive areas north of I-405 were experiencing aircraft-generated noise levels greater than 65 dB at the community noise equivalent level (CNEL). General Plan Noise Element Figure N-5 depicts the existing noise contours of the Los Alamitos Joint Forces Training Base, and Figure N-6 depicts the future noise contours. None of the Housing Opportunity Sites are located within the 65 dB CNEL noise contour, both in the existing and future scenarios, as identified by the General Plan Noise Element (City of Seal Beach 2003). However, some sites are located adjacent to the noise contour areas and would require noise control measures to minimize potential impacts. Therefore, due to the proximity of the Housing Opportunity Sites to the Los Alamitos Joint Forces Training Base, implementation of the Project could result in excessive noise levels for people residing or working in the area and result in a potentially significant impact. This potentially significant impact will be further analyzed in the EIR.



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3.14 POPULATION AND HOUSING

POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.14.1 Environmental Setting

Seal Beach was incorporated in 1915 primarily as a farming community and beachside tourist destination. The population of the City remained relatively stable from 1915 to 1944 with little more than 1,000 residents. However, in 1944 the U.S. Navy acquired half of the city to construct the Seal Beach Naval Weapons Station bringing new residents to the City. The population increased to more than 7,000 people by 1954. In 1962, the Leisure World retirement community was established in the City with an estimated 9,000 senior residents. Other housing development during this time took place in the neighborhoods known as College Park East, College Park West, and Marina Hill; and the Surfside community was annexed into the City. However, these development booms were followed by very limited growth in the 1970's and afterward. During the 20-year period from 2000 to 2020, the City had an annual growth rate of 0.2 percent compared to 0.7 percent for the region as a whole. According to the City's Housing Element Update, the City had an estimated population of 24,992 residents in 2020 and as of January 1, 2021, the City population was estimated to be approximately 24,443 residents (City of Seal Beach 2022). Additionally, as of January 1, 2023, the Department of Finance (DOF) population estimates identifies the City's population to be approximately 24,647 residents (DOF 2023).

The housing stock in the City consists of a mix of single-family and multi-family units with one mobile home park. The City's Housing Element Update identified that the most commonly occurring household size in the City is one person (45.1 percent) and the second-most occurring household is of two people (35.4 percent) (City of Seal Beach 2022). As of January 1, 2023, the City is estimated to have 14,675 total housing units with a vacancy rate of 9.3 percent (DOF 2023).



3.14.2 Environmental Impact Analysis

- a) **Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Finding: Potentially Significant Impact

The City is proposing a rezoning program to accommodate the planning of low- and moderate-income households. The City's 2021 – 2029 Housing Element Update was adopted by City Council on February 7, 2022. Pursuant to the state's RHNA allocation, the City is required to plan for 1,243 new housing units, with 258 units allocated for very low-income households, 201 units allocated for low-income households, 239 units allocated for moderate-income households, and 545 units allocated for above moderate-income households. The City's RHNA allocation was 1,243 new housing units, and the Housing Element Update requires the City to demonstrate that it can accommodate the RHNA allocation, as well as an additional buffer and, therefore, the City proposes a rezoning program to accommodate the planning of low- and moderate-income households, as required by the state's RHNA allocation for the City.

Certification of the proposed Project itself would not result in direct unplanned population growth as the Project is proposing the rezoning and identification Housing Opportunity Sites within the City to allow for more residential development potential and not the actual development of these sites. However, certification of the Project would lead to more parcels in the City being available for residential developments and could result in indirect impacts to population growth.

According to the DOF, as of January 2023, the City is estimated to have a persons per household rate of 1.83 persons per household (DOF 2023). The identified Housing Opportunity Sites could accommodate a total of 1,833 housing units at maximum buildout of each individual site. If all Housing Opportunity Sites are developed to the maximum allowable density with residential uses to provide an additional 1,833 housing units, it would result in a population growth of approximately 3,354 residents. According to the DOF's population estimates, the City had an estimated population of 24,647 as of January 2023 (DOF 2023). Therefore, the 3,354 residents that would be generated by maximum buildout of the Project would result in a 12 percent increase in population over current conditions.

The SCAG identifies growth forecast projections for each county and city under jurisdiction of the SCAG. The SCAG's 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy adopted on September 3, 2020, included a demographics and growth forecast technical report that identifies the projected growth for each county and city under the jurisdiction of the SCAG. The SCAG's growth forecast identifies the anticipated population for Seal Beach by the year 2045 to be 25,400 residents (SCAG 2020). As the City's current population is identified at 24,647 residents and implementation of the Project would result in an increase of 3,354 residents, the projected increase in residents resulting from implementation of the Project would be greater than the projected growth for the City.

Project implementation would be in compliance with General Plan and Housing Element Update policies to provide for balanced housing types and affordability levels and provide access to affordable housing to lower-income households. Additionally, the Project would ensure that the City is in compliance with the



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state's RHNA allocation for the City. However, as the Project would result in an increase in the number of residents above the projected future residential population for the City, future residential development resulting from Project implementation could result in potentially significant impacts related to population growth. Therefore, this topic will be further evaluation in the EIR.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Finding: Less Than Significant Impact

The Housing Opportunity Sites that are proposed for rezoning and the identified underutilized sites include a variety of uses, including commercial, retail, industrial, storage, residential, and military. The Project sets the framework for future growth and development in the City by providing additional opportunities for development of housing and therefore, does not directly result in development. Certification of the Project itself would not lead to construction of new residential developments in the City but would result in changes to the existing zoning designations and proposed use of the site. Project implementation would not require relocation of existing developments, as it would not directly lead to development of the identified Housing Opportunity Sites. However, if the Housing Opportunity Sites are identified for new development or redevelopment on an individual basis, displacement of existing people or housing could occur. Individual development and redevelopment of the sites may result in displacement of existing people or housing if the identified Housing Opportunity Sites are currently developed with existing residential uses.

However, the Housing Opportunity Sites would likely be developed or redeveloped with a higher density residential development and provide for more residential units, as compared to existing conditions. Therefore, any existing housing that would be demolished as a result of future residential development resulting from Project implementation could be replaced at a higher ratio of residential units. Therefore, future residential development resulting from Project implementation would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.



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3.15 PUBLIC SERVICES

PUBLIC SERVICES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.15.1 Environmental Setting

Fire Protection

OCFA provides fire protection and emergency medical services in the City. OCFA also serves 23 cities within the County and all unincorporated areas. The OCFA protects over 1,984,758 residents from its 77 fire stations located throughout the County. OCFA Reserve Firefighters work 10 stations throughout Orange County (OCFA 2023). The OCFA 2022 Statistical Annual Report identified that the department employed a total of 1,556 staff for various positions throughout the OCFA. In 2022, OCFA responded to 175,457 incidents. The Housing Opportunity Sites are located within the fire response zones for OCFA Fire Stations 63 and 64.

Police Protection

Police services for the Project would be provided by the Seal Beach Police Department (SBPD). SBPD is responsible for updating the Emergency Services Plan, incorporating a model citizen response model, evacuation plans, emergency aid, comprehensive communications components, and a coordination program with other local government agencies, schools, hospitals, and utility companies (City of Seal Beach 2003).

Schools

The City is part of the Los Alamitos Unified School District (Los AI USD) which includes K-12 education. Within Los AI USD, there are nine school campuses serving more than 9,500 students in its jurisdiction. There is only one Los AI USD school within the City, McGaugh Elementary School.



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Parks

The City offers built and natural trails, developed parks, beaches, and golf courses as some of the recreational opportunities in the City. The public park system in the City includes mini, neighborhood, community, and major/regional parks that are differentiated by scale, population served, and amenities. The City's Park standard is based on guidance provided by California Government Code Section 666477, referred to as the Quimby Act, and the City has a park standard of three acres per 1,000 residents. In addition to various parks, the shoreline of Seal Beach is considered to be of regional significance.

Other Public Facilities – Libraries

The Orange County Library operates 33 libraries within the County. There are two libraries within the City, including Orange County Library Seal Beach Branch, located approximately 0.15 mile south of the Housing Opportunity Site 8, and Leisure World Library, located in proximity to Housing Opportunity Site 2.

The City's General Plan Safety Element includes the following goals and policies related to public services (City of Seal Beach 2003):

- Policy 1C: Continue to maintain the Emergency Operations Center (EOC) and provide for its adequate support and staffing, including the acquisition and maintenance of a mobile Incident Command Support vehicle for emergency response.
- Policy 1L: Evaluate the location of all public facilities necessary for emergency response in relation to the City's current Hazard Maps and the level of risk associated with their locations, and move facilities located in high or extreme hazard areas to areas less subject to hazards, if feasible.
- Policy 1M: Ensure that any new public facilities are designed and located in such a manner as to eliminate potential hazard impacts that may reduce the utility of the facility following a disaster.
- Policy 4A: Ensure that adequate facilities and fire service personnel are maintained based on population, fire hazards in and around the City and a performance standard of an average total reflect time of seven minutes or less.

3.15.2 Environmental Impact Analysis

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:**

- i. **Fire Protection?**

Finding: Potentially Significant Impact



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The Project sets the framework for future growth and development in the City by providing additional opportunities for development of housing and therefore, does not directly result in development. Certification of the Project itself would not lead to construction of new residential developments in the City. However, implementation of the Project would result in facilitation of up to 1,833 new housing units being developments in the City and would result in population growth that would incrementally increase in demand for fire protection and emergency services. The increase in demand for fire protection and emergency services could result in impacts to fire services and facilities, including response times or the need for new or physically altered fire protection facilities. Therefore, this impact is potentially significant and will be further analyzed in the EIR.

ii. Police Protection?

Finding: Potentially Significant Impact

The Project sets the framework for future growth and development in the City by providing additional opportunities for development of housing and therefore, does not directly result in development. Certification of the Project itself would not lead to construction of new residential developments in the City. However, implementation of the Project would result in facilitation of up to 1,833 new housing units being developments in the City and would result in population growth that would incrementally increase in demand for police services. The increase in demand for police services could result in impacts to police services and facilities, including response times or the need for new or physically altered police protection facilities. Therefore, this impact is potentially significant and will be further analyzed in the EIR.

iii. Schools?

Finding: Less Than Significant Impact

Project implementation would identify various Housing Opportunity Sites throughout the City to provide additional residential housing opportunities for low- and moderate-income households. As stated in the Housing Element Update:

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. Development fees will vary from project-to-project depending on the specific characteristics. Table IV-8 summarizes the development fees for typical residential projects.

Currently, a majority of the City's K-12 student population needs to travel outside the City to attend school, and Los Alamitos USD is anticipated to have adequate capacity to serve potential new students generated from Project implementation. Los Alamitos USD schools generally have small class sizes and low student to teacher ratios (Los Alamitos Unified School District 2023). Pursuant to Government Code Section 65996, payment of school fees is deemed to provide full and complete school facilities mitigation. Future residential development resulting from Project implementation would also be required to comply



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with policies in the General Plan pertaining to ensuring adequate school services. Therefore, with the payment of required fees and incorporation of General Plan policies, the Project would not result in the need for new or physically altered school facilities, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.

iv. Parks?

Finding: Potentially Significant Impact

Certification of the Project itself would not lead to construction of new residential developments in the City. Future housing developments facilitated by the Project would be subject to individual environmental review and would occur incrementally as market conditions allow and at the discretion of the individual property owner. None of the Housing Opportunity Sites are currently zoned for park facilities nor are they developed with existing park facilities. Future housing development facilitated by the Project and the resulting population growth would result in an incremental increase in demand for parks throughout the City. Though the increase in demand for park facilities would not be concentrated in one part of the City as the Housing Opportunity Sites are dispersed throughout the City, the City does not have the land capacity to increase parkland and therefore could result in the City not meeting its parkland standard of three acres per 1,000 residents. As such, this impact is potentially significant and will be further analyzed in the EIR.

v. Other Public Facilities – Libraries?

Finding: Less Than Significant Impact

Project implementation would create additional residential housing opportunities within the City to provide housing units to help the City meet its RHNA allocation. These additional units are not anticipated to result in an increase in demand on public facilities. The Leisure World Library located in proximity to Housing Opportunity Site 2 is outside of the proposed rezone portion of this site; therefore, no libraries would be removed as a result of future Project implementation. Additionally, future residential development resulting from Project implementation would be required to comply with General Plan policies that would ensure adequate library services are provided. Therefore, Project implementation would not result in the need for new or physically altered public facilities, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.



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3.16 RECREATION

RECREATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.16.1 Environmental Setting

Open space or outdoor recreation is defined by the City as land that is set aside for neighborhood, community or regional parks, beaches, special use parks or facilities, greenbelts, and open space corridors (City of Seal Beach 2003). Sunset Marina Park and the shoreline of Seal Beach are some of the recreational areas located within the City that provide various types of recreational activities for the City’s residents and adjacent cities residents can utilize. The City offers approximately 77.3 acres of parks and open space for various recreational activities (Seal Beach 2003).

3.16.2 Environmental Impact Analysis

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**
- b) **Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

a-b) Finding: Potentially Significant Impact

Certification of the Project itself would not lead to construction of new residential developments in the City. None of the Housing Opportunity Sites are currently zoned for park facilities nor are they developed with existing park facilities and therefore, individual developments proposed on the Housing Opportunity Sites would not result in conversion of parks or recreational facilities to residential uses. Future housing development facilitated by the Project and the resulting population growth would result in an incremental increase in demand for parks throughout the City. Though the increase in demand for park facilities would not be concentrated in one part of the City as the Housing Opportunity Sites are dispersed throughout the City, the City does not have the land capacity to increase parkland and therefore could result in the City not meeting its parkland standard of three acres per 1,000 residents. The Project could increase the use of existing parks and recreational cities such that substantial physical deterioration would occur or be



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accelerated and may require the construction or expansion of existing facilities. As such, this impact is potentially significant and will be further analyzed in the EIR.



3.17 TRANSPORTATION

TRANSPORTATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance, or policy addressing the circulation systems, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersection(s) or incompatible uses (e.g. farm equipment))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.17.1 Environmental Setting

SB 743 caused revisions to the CEQA Guidelines which established new criteria for determining the significance of transportation impacts, so that level of service or other similar measures of vehicular capacity or traffic congestion would not be the sole basis for determining significant impacts under CEQA. The revised CEQA Guidelines utilize the vehicle miles traveled (VMT) metric to evaluate the significance of transportation related impacts for development projects, land use plans, and transportation infrastructure projects. The Governor’s Office of Planning and Research (OPR) has provided a Technical Advisory (December 2018) that recommends specific VMT significance thresholds that may constitute a significant transportation impact and lead agencies have the discretion to set or apply their own thresholds of significance. OPR recommends use of a per-capita measurement of VMT for CEQA analysis based on average VMT per resident for evaluation of residential development. The City has similarly adopted thresholds of significance consistent with the OPR recommendation. Certain types of development, such as development within a one-half-mile of an existing major transit stop can generally be presumed to have a less than significant impact.

Regional and local access roads in the City include SR 1 (Pacific Coast Highway), SR 22 (Garden Grove Freeway), I-405 (San Diego Freeway), Seal Beach Boulevard, Westminster Boulevard, Main Street, and Marina Drive. OCTA provides public transportation services on Bus Routes 1, 42 and 60. Senior transportation programs are provided by California Yellow Cab, and Senior Non-Emergency Transportation is also provided to provide access for routine medical care (City of Seal Beach 2023f). There are also multiple pedestrian and bicycle paths in the City, and the General Plan Circulation Element includes goals, objectives and policies related to improved bicycle and pedestrian routes (City of Seal Beach 2003a), as follows:

Goal: Provide a citywide system of safe, efficient, and attractive bicycle and pedestrian routes for commuter, school and recreational use.



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- Objective: Promote the safety of bicyclists and pedestrians by adhering to citywide standards and practices.

- Policies:

Develop citywide standards for construction and maintenance of bikeways and pedestrian walkways.

Develop and adopt a planned bikeway system that is consistent with the County of Orange Master Plan of County-wide Bikeways, and other adopted Master Plans, to assure that local bicycle routes will be compatible with routes or neighboring jurisdictions.

Maintain existing pedestrian facilities and require new development to provide pedestrian walkways between developments, schools, and public facilities.

Where appropriate, require proposed developments adjacent to proposed bikeway routes to include bicycle paths or lanes in their street improvement plans and to construct the bicycle paths or lanes as a condition of approval.

Construct safe, convenient paths for bicycles and pedestrians so as to encourage these alternative forms of transportation.

Require plans for bicycle and pedestrian facilities to give priority to providing continuity and closing gaps in the bikeway and sidewalk network.

Develop programs that encourage the safe utilization of easements and/or rights-of-way along flood control channels, public utilities, railroads, and streets wherever possible for the use of bicycles and/or pedestrians.

Develop a comprehensive pedestrian circulation plan that facilitates pedestrian traffic in major activity areas.

Ensure accessibility of pedestrian facilities to the elderly and disabled.

Require the installation of sidewalks with all new roadway construction and significant reconstruction of existing roadways.

Develop a plan and pursue funding for bicycle support facilities and cycling education/information programs.



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3.17.2 Environmental Impact Analysis

- a) **Would the project conflict with a program plan, ordinance, or policy addressing the circulation systems, including transit, roadway, bicycle and pedestrian facilities?**

Finding: Potentially Significant Impact

Implementation of the Project would result in an increase in demand for public transit, bicycle, and pedestrian systems, which would require the improvement and expansion of the circulation system, in addition to what was evaluated in the Housing Element Update. As such, an evaluation of the policies addressing potential impacts to these facilities is required, and this potentially significant impact will be further analyzed in the EIR.

- b) **Would the project conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

Finding: Potentially Significant Impact

The proposed Project would change the City's zoning code to allow for increased and densified residential development at the identified Housing Opportunity Sites throughout the city. Traffic generated by future Project implementation, in addition to regional growth, could contribute to already congested traffic conditions in and around the City. In accordance with the City's VMT guidelines, the Orange County Transportation Analysis Model (OCTAM), or another similar model as approved by the City Engineer, would be used to evaluate the Project's potential impact on VMT. As such, an evaluation of Project consistency with the applicable VMT thresholds is required, and this potentially significant impact will be further analyzed in the EIR.

- c) **Would the project substantially increase hazards to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Finding: Less Than Significant Impact

As with the General Plan, Project implementation would result in the alteration and intensification of existing land uses in the city. Therefore, future residential development resulting from Project implementation would require individual evaluations of the roadway alignments, intersection geometrics, and traffic control features. Roadway improvements would be made in accordance with applicable roadway design guidelines, as well as the Caltrans Roadway Design Manual, in addition to the General Plan Circulation Element policies pertaining to roadway design and improving the safety of all users of the transportation system. Therefore, with adherence to all applicable guidelines, policies and requirements related to roadway design, Project implementation would not substantially increase hazards due to a geometric design feature or incompatible use, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.



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d) Would the project result in inadequate emergency access?

Finding: Less Than Significant Impact

As stated above, Project implementation would result in the alteration and intensification of existing land uses in the City which could result in inadequate emergency access if the new developments proposed under the Project are not designed to City standards and requirements. As such, future residential development resulting from Project implementation would be subject to review and approval by the City's Public Works Department to evaluate roadway alignments, intersection geometrics, and traffic control features, which would be made in accordance with all applicable local and state requirements related to emergency access and the safety of all users of the transportation system. Therefore, with adherence to all applicable guidelines, policies and requirements related to roadway design and emergency access requirements, Project implementation would not result in inadequate emergency access, and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.



3.18 TRIBAL CULTURAL RESOURCES

TRIBAL CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.18.1 Environmental Setting

According to the City’s General Plan, prehistoric occupation of the Seal Beach area was associated with the Gabrielino- Native Americans, who inhabited much of northern Orange County. The Gabrielinos were known for high population densities, complex social organization, and highly developed maritime economies. The Gabrielinos were in an area that extended from Ventura County to the north and San Bernadino County to the east. The tribes maintained a common language, material culture, and ceremonial and political systems. The Gabrielino community of Motuuchey was located in Seal Beach. In addition to the Gabrielino, it is understood that the Juaneno Native Americans, the neighboring tribe to the south, also frequented the Seal Beach area (City of Seal Beach 2003).

3.18.2 Environmental Impact Analysis

- a) **Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
- i. **Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
 - ii. **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision of**



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Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

i-ii) Finding: Potentially Significant Impact

The County, as the CEQA Lead Agency, will consult with appropriate tribes with the potential for interest in the region. Based on this consultation, it will be identified if the proposed Housing Opportunity Sites are located in an area having the potential for tribal cultural resources. SB 18 states: *“Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government’s jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe.”*

In accordance with Assembly Bill (AB) 52 and SB 18, the City provided notice to the appropriate Native American Tribes on November 15, 2023, inviting them to participate and consult with the City through its AB 52 and SB 18 Native American outreach efforts. The results of the outreach and consultation effort will be described in the EIR. Therefore, this potentially significant impact will be evaluated further in the EIR.



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3.19 UTILITIES AND SERVICE SYSTEMS

UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supply available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.19.1 Environmental Setting

The City's current population is served by existing utility and service systems, as described below.

Water

The City a retail water supplier that provides water for its residents and their customers using the imported water supply obtained from its regional wholesaler, MWDOC and local groundwater from the Orange County Groundwater Basin, which is managed by the OCWD.

The City's Water Division operates three active groundwater wells, an active service connection with MWDOC, emergency interconnections with other utilities, two reservoirs with a total storage capacity of seven million gallons (MG), two booster stations, four disinfection sites, approximately 680 hydrants and manages 74.8-mile water mains system with about 5,346 service connections. Water use within the City's service area has been relatively stable in the past decade with an annual average of 3,482 acre-feet (AF) for potable use. In Fiscal Year 2019-20, the City's water use was 3,273 AF of potable water (groundwater and imported). In Fiscal Year 2019-20, the City relied on 65 percent groundwater and 35 percent imported water. There is currently no recycled water available for use within the City's service area (City of Seal Beach 2021).



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Wastewater

The City does not own or operate wastewater treatment facilities but owns and operates the wastewater collection system in its service area that sends all wastewater to Orange County Sanitation District (OC San) for treatment and disposal. The sewer system service area encompasses about 1,705 acres and includes approximately 34 miles of sewer main, serving about 5,000 customers.

The wastewater collected in the City's system is conveyed to OC San's extensive system of gravity flow sewers, pump stations, and pressurized sewers. Ultimately, the wastewater is treated at OC San treatment plants in Fountain Valley (Plant No. 1) and Huntington Beach (Plant No. 2). Plant No. 1 has a total rated primary capacity of 108 million gallons per day (MGD) and a secondary treatment capacity of 80 MGD. Plant No. 2 has a rated primary capacity of 168 MGD and secondary treatment capacity of 90 MGD. Both plants share a common ocean outfall, but Plant No. 1 currently provides all its secondary treated wastewater to OCWD's Groundwater Replenishment System (GWRS) for beneficial reuse. The 120-inch diameter ocean outfall extends 4 miles off the coast of Huntington Beach. A 78-inch diameter emergency outfall also extends 1.3 miles off the coast. In 2020, 2,520 AF of wastewater was collection from the City (City of Seal Beach 2021).

Stormwater Drainage

The City has two drainage systems – the sewer and the storm drains. Sewers carry waste to a sewage treatment plant where the water is cleaned and then reused or deposited into the ocean away from beaches. The storm drain system was designed to solely prevent flooding of City streets by carrying excess rainwater out to the ocean. Much of the City's runoff drains into the Navel Weapons Base with the remainder split between the Pacific Ocean, Coyote Creek, and the San Gabriel River (City of Seal Beach 2023d).

Solid Waste

The City contracts with Republic Services to provide trash, recycling, and green waste collection for all City residents and commercial businesses (City of Seal Beach 2023c).

Other Utilities

Southern California Gas Company is the gas provider and Southern California Edison is the electricity provider for the City.



3.19.2 Environmental Impact Analysis

- a) **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Finding: Potentially Significant Impact

The Project sets the framework for future growth and development in the City by providing additional opportunities for development of low- and moderate-income housing and therefore, does not directly result in development. Future housing developments facilitated by the Project would be subject to individual environmental review and would occur incrementally as market conditions allow and at the discretion of the individual property owner. Under implementation of the Project, redevelopment of underutilized sites could accommodate a total of approximately 205 new housing units and potential rezone parcels could accommodate a total of approximately 1,628 new housing units. Based on this, by implementing the Project, the City would be able to provide approximately 1,833 additional housing units. The addition of approximately 1,833 additional housing units would result in increased demand to water, wastewater, stormwater, and other utilities and its facilities. This increase in demand could require or result in the relocation or construction of new or expanded utility facilities and could result in a potentially significant impact. Therefore, this impact will be evaluated in the EIR.

- b) **Would the project have sufficient water supply available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Finding: Potentially Significant Impact

Implementation of the Project could result in approximately 1,833 additional housing units in the City which would increase demand for water supply. The Project would require an evaluation of water supply needs, which would include an analysis of the sufficiency of available and new water supplies to serve the Project, in addition to reasonably foreseeable development. As such, this potentially significant impact will be evaluated in the EIR.

- c) **Would the project result in a determination by the wastewater 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?**

Finding: Potentially Significant Impact

Implementation of the Project could result in approximately 1,833 additional housing units in the City which would increase demand for wastewater treatment. This increased demand could result in a determination by the wastewater treatment provider that it does not have capacity to serve the projected demand and could result in a potentially significant impact. Therefore, this impact will be evaluated in the EIR.



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- d) Would the project 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?**

Finding: Less Than Significant Impact

According to CalRecycle, in 2022 the City's residential population had a solid waste disposal rate of 6.3 pounds per day per person, and the City had a total disposal amount of 28,468 tons annually (CalRecycle 2022). According to the DOF, as of January 2023, the City is estimated to have a persons per household rate of 1.83 persons per household (DOF 2023). Therefore, as implementation of the Project would provide approximately 1,833 additional housing units to the City, the 1,833 additional units would be anticipated to result in a population of 3,354 people. Using the disposal rate provided by CalRecycle, the 3,354 residents would result in a generation of approximately 21,130 pounds per day (10.6 tons per day) of solid waste. This would result in an increase of 3,869 tons of solid waste generated by the City annually. As identified previously, the City had a total annual disposal amount of 28,468 tons in 2022. The potential increase in solid waste generated by implementation of the Project would represent a 14 percent increase in solid waste generated by the City per day and annually. This is not anticipated to result in significant impacts, as buildout of the additional residential units would take place over time and solid waste generated would increase incrementally over time as the additional residential units are constructed.

Future residential development resulting from Project implementation would be required to comply with City Municipal Code Section 11.4.10.025, Recycling and Solid Waste Facilities, which includes standards for solid waste and recycling areas. Additionally, construction activities associated with development of the Housing Opportunity Sites identified in the Housing Element Update would be required to comply with all City construction and demolition waste requirements. City Municipal Code Chapter 9.65, Recycling and Diversion of Construction and Demolition Waste, outlines requirements such as preparation of a waste management plan, diversion requirements for construction and demolition debris, and reporting requirements. Future residential development resulting from Project implementation would not generate solid waste in excess of standards or capacity of infrastructures and impacts would be less than significant. As such, this topic does not require further evaluation in the EIR.

- e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

Finding: Less Than Significant Impact

Existing regulations related to solid waste include AB 939 California Integrated Waste Management Act, AB 341, AB 1327 California Solid Waste Reuse and Recycling Act of 1991, California Green Buildings Standards Code, and the City Municipal Code Section 11.4.10.025, Recycling and Solid Waste Facilities, and Chapter 9.65, Recycling and Diversion of Construction and Demolition Waste. The Project would be required to adhere to all relevant existing statutes and regulations related to solid waste, including waste diversion and reduction measures adopted by the City. Compliance with existing statutes and regulations would ensure that future residential development resulting from Project implementation are constructed



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and operated in accordance with solid waste statutes and regulations, and this impact would be less than significant. As such, this topic does not require further evaluation in the EIR.



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3.20 WILDFIRE

WILDFIRE Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones;				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.20.1 Environmental Setting

The City and Project area are surrounding by urban and developed lands. The neighborhood of College Park West is identified by the City as a community of risk to wildfire as a result of its isolation, proximity to open space areas, topographic conditions, and regional wind patterns (City of Seal Beach 2003). The Housing Opportunity Sites and surrounding vicinities are not identified as communities at risk and do not contain land designated as a VHFHSZ (CAL FIRE 2023a).

The Housing Opportunity Sites are located within the jurisdiction of the OCFA Division 1. The majority of the City, including the Housing Opportunity Sites, are located within a Local Responsibility Area, as much of the City has been identified as have a low risk for wildfire. Furthermore, Federal Responsibility Areas (FRAs) are located in the central portion of the City, encompassing Seal Beach NWR, Joint Forces Training Base, and the Seal Beach Naval Weapons Station (CAL FIRE 2023c).

The City’s General Plan Safety Element includes the following goals and policies related to wildfire hazards (City of Seal Beach 2003):

- Policy 1A: Periodically review and update the Emergency Operations Plan to ensure effective implementation of the Plan during an emergency. Incorporate into the Plan as appropriate:
 - a citizen response model using a neighborhood coordinate system, such as a Neighborhood Watch program;



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- a comprehensive communications component that maximizes public emergency coordination, response and resource allocation;
- a program of coordination with county, regional, state, and federal emergency agencies, schools, hospitals, and utility companies and their plans; and
- a program of coordination with the police.
- Policy 1B: Amend the Emergency Operations Plan to include evacuation plans, and include provisions for emergency shelter, transportation, clothing, food and medical aid, identifying the facilities and persons within the community that may be utilized in an emergency and communicating this information to neighborhood associations and the American Red Cross.
- Policy 4A: Ensure that adequate facilities and fire service personnel are maintained based on population, fire hazards in and around the City and a performance standard of an average total reflect time of seven minutes or less.
- Policy 4B: Educate and inform the public on fire safety, especially regarding landscaping installation and maintenance in urban areas, to further protect the community and the environment from unnecessary fire hazards.
- Policy 4C: Enhance the ability of all structures within the City to resist wildland and structural fires throughout ongoing, appropriate and cost-effective changes to the City's Zoning, Building and Fire Codes and standards.
- Policy 4D: Work with the Water Department and OCFA to analyze the supply and delivery of the water system for fire fighting use to help identify and correct deficiencies.
- Policy 4E: Develop an early warning system of Santa Ana wind fire danger to alert the public of possible precautions or safety measures that may be taken during those critical times.
- Policy 4F: As a condition of new development, require private responsibility for development and maintenance necessary new fire flow water lines and hydrants in accordance with the recommendations of OCFA.
- Policy 4G: Encourage property owners to create defensible space surrounding their homes, including providing access for firefighters, maintaining planting and outdoor areas, and minimizing combustible structures.



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3.20.2 Environmental Impact Analysis

- a) **Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?**

Finding: No Impact

Project implementation would not occur within a SRA or VHFHSZ. Furthermore, the City has prepared an EOP and a LHMP to ensure protection of City residents in times of emergency and to identify local hazards and provide measures to address these hazards (City of Seal Beach 2017). Future residential development resulting from Project implementation would be required to comply with applicable fire and building codes and would be required to be reviewed by OCFA's Community Risk Reduction Division prior to approval. Additionally, Project implementation would be required to comply with policies identified in the General Plan to ensure effective emergency response. Compliance with General Plan policies, applicable fire and building codes, and the City's Emergency Operations Plan and LHMP would ensure that Project implementation would not substantially impair an adopted emergency response plan or evacuation plan, and there would be no impact. As such, this topic does not require further evaluation in the EIR.

- b) **Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
- c) **Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**
- d) **Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

b-d) Finding: No Impact

The Project proposes rezoning program to accommodate the planning of low- and moderate-income housing, as required by the state's RHNA allocation for the City. As Project implementation would not occur within an SRA or VHFHSZ, the Project would entail the redevelopment and rezoning of the Housing Opportunity Sites identified in the Housing Element Update. Future development resulting from Project implementation would be required to adhere to a wide range of state and local codes pertaining to fire protection and would be required to comply with OCFA requirements. Adherence to City and County requirements and Project review by the OCFA Community Risk Reduction Division would minimize impacts resulting from Project implementation to the extent possible and would ensure that new development would not exacerbate fire hazards and would not expose people or structures to significant risks associated with post-fire landslides, mudflows, and flooding. Therefore, with implementation of applicable state and local codes and adherence to the City and County requirements, Project



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implementation would not exacerbate fire risks or expose people or structures to significant risks, and there would be no impact.

Project implementation would result in the parcels being converted for additional housing and would result in construction and installation of associated infrastructure to accommodate new development.

Associated infrastructure would be constructed in accordance with City and County requirements and regulations and would be required to adhere to the measures in the individual requirements for new infrastructure to minimize potential impacts. Additionally, future residential development resulting from Project implementation would be required to implement General Plan policies identified to minimize risk from wildfire hazards. With adherence to applicable building practices and requirements, infrastructure associated with Project implementation would not exacerbate fire risk, and there would be no impact. As such, this topic does not require further evaluation in the EIR.



3.21 MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulative considerable? (“Cumulative considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.21.1 Environmental Impact Analysis

- a) **Would the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Finding: Potentially Significant Impact

Project implementation would result in potentially significant impacts to biological and cultural resources, and these impacts will be further analyzed in the EIR. Consultation pursuant to AB 52 and SB 18 is currently being conducted and has not yet been completed at the time of this document. As such, impacts related to tribal cultural resources are potentially significant and will be analyzed further in the EIR.

- b) **Would the project have impacts that are individually limited, but cumulative considerable? (“Cumulative considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?**

Finding: Potentially Significant Impact

The proposed Project, in conjunction with other past, present, and reasonably foreseeable future related projects, has the potential to result in significant cumulative impacts when the independent impacts of the



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proposed Project and the impacts of related projects combine to create impacts greater than those of the proposed Project alone. A list of the related projects or growth projections will be developed for the EIR. The potential for the proposed Project in conjunction with the related projects and their cumulative contributions to environmental impacts will be evaluated in the EIR.

The cumulative impacts addressed in the EIR will be the same as the individual resource areas which will be evaluated in the EIR. The extent and significance of potential cumulative impacts resulting from the combined effects of the proposed Project plus other past, present, and reasonably foreseeable future projects will be evaluated in the EIR.

c) Would the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Finding: Potentially Significant Impact

As described in this Initial Study, implementation of the proposed Project could result in impacts to human beings resulting from potential air quality and GHG emissions, noise, transportation, and water quality impacts. Therefore, further analysis of these potential impacts is required, and potential impacts will be evaluated in the EIR.



4.0 REPORT PREPARATION

4.1 LIST OF PREPARERS

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Emily Medler	Environmental Planner
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Kaela Johnson	Environmental Planner; GIS



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CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES

Initial Study

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