

## **6.0 EFFECTS NOT FOUND TO BE SIGNIFICANT**

Pursuant to CEQA and the CEQA Guidelines, the discussion of the 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 details of discussion of the environmental effects that are not considered potentially significant (CEQA Guidelines Section 15126.2[a] and 15128). CEQA requires that the discussion of any significant effects on the environment be limited to substantial or potentially substantial adverse changes in physical conditions that exist within the affected area, as defined in the PRC Section 21060.5 (Statutory definition of “environment”).

Effects determined to be insignificant or unlikely to occur need not be discussed further in the Draft EIR unless the lead agency subsequently receives information inconsistent with the finding (CEQA Guidelines Section 15143).

The Initial Study and NOP were circulated for public review between November 16, 2023 and December 15, 2023 and is contained in Appendix A of this Draft EIR. The Public Scoping Meeting on the Draft EIR for the Project was held on December 6, 2023.

It was determined that implementation of the Project would result in no impact or less than significant environmental impacts with or without mitigation related to the resource topics listed below in the Initial Study prepared for the Project. Analysis supporting the conclusions for these resource topics is included in Appendix A as part of the Initial Study and NOP. It should be noted that the Initial Study evaluated 13 Housing Opportunity Sites and included 1,833 dwelling units, which exceeds this EIR’s assumptions of 1,773 dwelling units (eight Housing Opportunity Sites, Main Street Program, and the residential component of the ORCC Specific Plan Project) by 60 dwelling units. As detailed in Section 2.0, the Project evaluated for the purposes of CEQA within this EIR only includes the eight Housing Opportunity Sites and the Main Street Program. This EIR evaluated the Project (eight Housing Opportunity Sites and the Main Street Program) and programmatically discussed the residential portion of the ORCC Specific Plan Project as the 167 proposed units are included within the City’s RHNA totals. As the Main Street Program and the residential portion of the ORCC Specific Plan Project were identified as Housing Opportunity Sites 13 and 10, respectively, within the Initial Study, all components of the Project (eight Housing Opportunity Sites and the Main Street Program) and the residential portion of the ORCC were considered within the Initial Study and are therefore considered in the analysis included below. As such, reference to “the Housing Opportunity Sites” herein includes the Housing Opportunity Sites, the Main Street Program, and the residential component of the ORCC Specific Plan Project. The following resources are not discussed at further length in this Draft EIR.



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## **6.1 AESTHETICS**

### **6.1.1 Scenic Vistas**

The General Plan does not identify or designate specific scenic resources; nor are there any specific policies related to the 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. 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.

### **6.1.2 Scenic Resources within a State Scenic Highway**

There are no state designated or eligible scenic highways located near the Project site 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 SR 91, from its intersection with SR 55 to the northeast for approximately 4 miles along the Santa Ana River, and it is the only state designated scenic highway within the entire County. The closest Housing Opportunity Site is located more than 14 miles southwest of this portion of SR 91 and therefore, the Project would not substantially damage scenic resources within a state scenic highway and there would be no impact.

### **6.1.3 Light and Glare**

Implementation of the Project would occur primarily in areas designated for redevelopment of currently underutilized parcels in the City. The Housing Opportunity Sites are located within illuminated areas. While the increased density associated with Project implementation would introduce new sources of light and glare in their immediate surroundings, all new development would be required to comply with 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. Therefore, the Project would not result in a new source of substantial light or glare and impacts would be less than significant.

## **6.2 AGRICULTURE AND FORESTRY RESOURCES**

### **6.2.1 Prime Farmland**

None of the proposed Housing Opportunity Sites have been identified as Prime, Unique, or Farmland of Statewide Importance. Implementation of the Project would not have the potential to cause impacts to Prime, Unique, or Farmland of Statewide Importance, nor does it have the potential to convert farmland to



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non-agricultural uses. As such, the Initial Study identified that implementation of the Project would have no impact.

### **6.2.2 Agricultural Zoning**

The Project does not have the potential to conflict with any existing zoning for agricultural use. According to the City's Zoning Map Index and Orange County's Public Works Land Records Map, none of the Housing Opportunity Sites are under existing zoning designations that allow agricultural uses onsite and none of the proposed Housing Opportunity Sites are under a Williamson contract. Therefore, the Project would not conflict with existing zoning for agricultural uses or a Williamson Act contract, and there would be no impact.

### **6.2.3 Forest Land and Timberland Zoning**

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.

### **6.2.4 Loss or Conversion of Forest Land**

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.

### **6.2.5 Change to Existing Environment**

Development of the Project would require rezoning of the Project area to accommodate low- and moderate-income residential uses in areas throughout the City. None of the Housing Opportunity Sites are zoned for agricultural use nor were any of the Housing Opportunity Sites identified to include important farmland. The Project would not involve rezoning from agricultural to non-agricultural use or conversion of forest land to non-forest use, and there would be no impact.

## **6.3 BIOLOGICAL RESOURCES**

### **6.3.1 Local Policies or Ordinances**

Future developments on identified Housing Opportunity Sites resulting from Project implementation may require the removal of trees, including street trees. However, 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. Future developments 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 developments resulting from Project implementation would not conflict with local policies and ordinances protecting biological resources, and there would be no impact.



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## **6.4 CULTURAL RESOURCES**

### **6.4.1 Burial Sites**

Although unlikely, future Project construction activities could result in unknown human remains being unearthed during moving activities. Future developments under the Housing Element Update would be required to comply with California Health and Safety Code, Section 7050.5; CEQA Section 15064.5; and PRC Section 5097.98, 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 NAHC. Although construction activities associated with future developments could result in the discovery of human remains, compliance 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 developments resulting from Project implementation does not disturb any human remains, and impacts would be less than significant.

Information related to Tribal outreach is included in Section 3.16, Tribal Cultural Resources, of this EIR.

## **6.5 ENERGY**

### **6.5.1 Energy Plan**

The Project is intended to be consistent with the implementing General Plan Housing Element Update and future individual development projects resulting from Project implementation would be required to comply with current and future iterations of the Building Energy Efficiency Standards and the California Green Building Code. Additionally, future developments would be required to comply with and implement goals and policies identified in the Housing Element Update that support energy conservation opportunities, including Title 24 energy efficiency standards and the statewide goal of transitioning the electricity grid to renewable sources. With implementation of Housing Element Update policies and compliance with existing standards and regulations related to renewable energy, future developments resulting from Project implementation would not conflict with or obstruct state or local plans for renewable energy or energy efficiency and impacts would be less than significant.



## **6.6 GEOLOGY AND SOILS**

### **6.6.1 Seismic Hazard**

The City and Project site are located in the seismically active Southern California region. The currently designated Newport-Inglewood Alquist-Priolo Earthquake Fault Zone traverses through the City. Within this fault zone is the Seal Beach Fault. All of the Housing Opportunity Sites are located to the north and south of this zone and not within it. Future developments resulting from Project implementation would be required to comply with the City's General Plan policies related to geology and geologic hazards. Mandatory compliance with existing regulations, including preparation and submittal of geotechnical studies and reports prior to approval of grading and development plans, would be required. Therefore, future developments resulting from Project implementation would have less than a significant impact related to rupture of a known earthquake fault.

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 developments be designed in accordance with the CBC requirements and statewide regulations to minimize the effects of ground shaking to the greatest degree feasible. Therefore, future developments resulting from Project implementation would have a less than significant impact related to seismic ground shaking.

Geological and groundwater conditions are prevalent in the City and surrounding areas. Housing Opportunity Sites 2, 4, 5, 6, and 8 as well as the residential component of the ORCC Specific Plan Project (identified as Housing Opportunity Sites 2, 5, 6, 7, 9, and 10 in the Initial Study) are within a liquefaction zone, while Housing Opportunity Sites 1, 3, and 7 (identified as Housing Opportunity Sites 1, 4, and 8 in the Initial Study) do not appear to be within a liquefaction zone. 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 that existed at the time of development. The Project would comply with the General Plan policies and would be constructed in accordance with CBC requirements and all applicable regulations pertaining to safety and stability related to seismic activity. Therefore, future developments resulting from Project implementation would have a less than significant impact from seismic related ground failure.

The Housing Opportunity Sites are at sea level. Seal Beach is relatively flat with an average elevation of 15 feet above sea level and the highest point reaching approximately 70 feet above sea level, as such, there are no hills (typically considered to be over 100 feet above the average elevation) or mountains adjacent to them, though the area backing up to Housing Opportunity Site 7 (identified as Housing Opportunity Site 8 in the Initial Study) is often referred to as a "hill," by Seal Beach residents. There are no known landslides near the Housing Opportunity Sites, nor are they located in an identified landslide zone. Future developments 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



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be required to comply with applicable policies and CBC design standards related to seismic and geologic hazards. Therefore, future developments resulting from Project implementation would not cause substantial adverse effects related to landslides, and impacts would be less than significant.

### **6.6.2 Erosion**

Onsite soils during Project implementation and construction can be prone to erosion during construction activities, such as site grading. To reduce the potential for erosion during construction activities, a SWPPP, which specifies 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 would be 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 developments resulting from Project implementation would require the preparation and implementation of a SWPPP and erosion control plans to minimize potential soil erosion impacts. Therefore, the Project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

### **6.6.3 Unstable Geologic Unit or Soil**

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 would be 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 developments 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.

### **6.6.4 Expansive Soil**

Future developments resulting from Project implementation would be required to prepare and submit a soil engineering report and geotechnical evaluations as required by Municipal Code Chapter 9.50.020. Recommendations in the geotechnical reports would be required to be implemented into grading plans and during construction activities related to future developments resulting from Project implementations. Additionally, future developments resulting from Project implementation would be required to comply with CBC guidelines 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.



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#### **6.6.5 Septic Tanks**

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 developments resulting from Project implementation would not require the use of septic tanks or alternative waste disposal systems, and there would be no impact.

### **6.7 HAZARDS AND HAZARDOUS MATERIALS**

#### **6.7.1 Routine Transport, Use, or Disposal of Hazardous Materials**

During the construction phase, limited amounts of hazardous materials would be used, including standard construction materials such as concrete, paints, solvents, and heavy construction equipment which would contain diesel fuels and oils. The use of hazardous materials during construction would be limited and temporary. Project construction activities would be required to adhere to all applicable federal, state, and local regulations, Orange County Hazardous Waste Management Plan, and General Plan policies relating to the transport, use, and disposal of hazardous materials. Therefore, with compliance with all applicable federal, state, and local regulations, impacts during construction would be less than significant.

The use of hazardous materials during operation of the Project would be limited to those commonly found at facilities such as solvents, cleaners, paints; chlorine and other chemicals for pool maintenance; and pesticides for landscape maintenance activities. These common household hazardous materials would be used in limited quantities and would not create a substantial hazard to the public or the environment. Therefore, impacts related to the routine transport, use, and disposal of hazardous materials during Project operation would be less than significant.

#### **6.7.2 Accidental Release of Hazardous Materials**

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. Future Project implementation would establish additional residential housing opportunities throughout the City. Common materials associated with residential uses include small quantity hazardous material, such as cleaners and pesticides. Future developments 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 developments resulting from Project implementation would not create a significant hazard through reasonably foreseeable upset and accident conditions, and impacts would be less than significant.

#### **6.7.3 Emission of Hazardous Materials near a School**

With the exception of two Housing Opportunity Site, all other Housing Opportunity Sites are located more than one-quarter mile of an existing or proposed school. Housing Opportunity Sites 1 and 7 (identified as Housing Opportunity Sites 1 and 8 in the Initial Study, respectively) is located within one-quarter mile of



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McGaugh Elementary School, which is currently surrounded by existing residential development, Seal Beach Boulevard and the Seal Beach Naval Weapons Station. As stated under 6.7.1 above, construction activities required for future developments 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 developments 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 developments 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.

#### **6.7.4 Hazardous Materials Sites**

The Housing Opportunity Sites are not listed on the Hazardous Waste and Substances List (Cortese List). Several hazardous sites are identified within the City and 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 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. Specifically, review of GeoTracker on March 14, 2025 demonstrates that Housing Opportunity Site 8 (identified as Housing Opportunity Site 9 in the Initial Study) was identified as an open site assessment in April 2024. Files available for review on GeoTracker identify the site as a Cleanup Program Site under Orange County Lead Oversight Program and the site's 2013 Phase I ESA notes oil use and storage to formerly occur onsite, along with aboveground storage tanks and piping. Compliance with laws and regulations for investigations and remediation would be required prior to issuance of building permits. Furthermore, any future developments resulting from any of the Housing Opportunity Sites, Main Street Program, or the residential component of the ORCC Specific Plan Project would be required to prepare and submit a Phase I ESA, as appropriate. If the 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 developments 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 levels would be required. Additionally, future developments resulting from Project implementation would be required to implement General Plan policies that would minimize risks from hazardous materials sites. As future developments resulting from Project implementation would require adherence to General Plan policies, compliance with applicable





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laws and regulations regarding hazardous materials sites, and preparation of ESAs, impacts would be less than significant.

### **6.7.5 Emergency Response or Evacuation Plan**

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. All future developments 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.

### **6.7.6 Wildland Fires**

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 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 developments 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 developments resulting from Project implementation would not expose people or structures to significant wildland fire risks, and impacts would be less than significant.

## **6.8 HYDROLOGY AND WATER QUALITY**

### **6.8.1 Water Quality Standards**

With the implementation of General Plan policies, adherence to NPDES and Construction General Permit requirements, and adherence to all relevant state and local regulations, construction activities associated future developments resulting from Project implementation would not violate water quality standards or waste discharge requirements.

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 developments resulting from Project implementation would not violate any water quality standards or discharge requirements.

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



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system. The City's General Plan Open Space, Recreation, and Conservation Element encourages reducing urban pollutant runoff through implementation of NPDES programs. 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. Any future developments associated with Project implementation that would disturb one acre or more of land would be required to comply with the Construction General Permit and all relevant NPDES requirements, including preparation of 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, and adherence to all relevant state and local regulations, construction activities associated future developments resulting from Project implementation would not violate water quality standards or waste discharge requirements, and impacts would be less than significant.

Operation of future developments 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, except for Housing Opportunity Site 8 (identified as Housing Opportunity Site 9 in the Initial Study), in developed areas; therefore, development of the Housing Opportunity Sites, the Main Street Program, and the residential component of the ORCC Specific Plan Project would not result in a substantial increase in polluted runoff and impervious surfaces. To prevent long-term impacts related to Project operation, new development related to Project implementation would be required to comply with City 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 DAMP. Additionally, future developments 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), Storm Drainage and Stormwater Runoff, 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 developments 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 developments resulting from Project implementation would not violate any water quality standards or discharge requirements, and impacts would be less than significant.

### **6.8.2 Erosion or Siltation**

Implementation of the Project would result in changes to land uses which may result in an increase of impervious surfaces. However, except for Housing Opportunity Site 8 (identified as Housing Opportunity Site 9 in the Initial Study), the Housing Opportunity Sites identified under the Project are already



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developed with existing uses and located in areas surrounded by existing developments and therefore, future developments resulting from implementation of the Project would be anticipated to utilize the existing drainage facilities in the City consistent with the existing sites. Project implementation would require construction activities that could result in increased potential for erosion and siltation to occur. 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 developments 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), Storm Drainage and Stormwater Runoff, 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 developments resulting from Project implementation 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 developments resulting from implementation of the Project would not result in increased erosion or siltation on or offsite, and impacts would be less than significant.

## **6.9 LAND USE AND PLANNING**

### **6.9.1 Established Community**

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 developments 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 occur in a variety of locations throughout the City and therefore, development of these sites would not result in division of established communities, and this impact would be less than significant.

## **6.10 MINERAL RESOURCES**

### **6.10.1 Loss of Resource**

The General Plan does not indicate that any Housing Opportunity Sites are located within an area of locally important mineral resources. Housing Opportunity Site 8 (identified as Housing Opportunity Site 9 in the Initial Study) is zoned OE; however, it is a vacant lot with no oil extraction or production activities



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present. The Project area does not encompass the City's identified resource areas and the Housing Opportunity Sites do not contain any known mineral resources that would be of value to the region or the residents of the state. Future developments resulting from Project implementation would not result in the loss of availability of any known mineral resources and there would be no impact.

### **6.10.2 Resource Recovery Site**

The General Plan does not indicate that any Housing Opportunity Sites are located within an area identified as a locally important mineral resource recovery site. Housing Opportunity Site 8 (identified as Housing Opportunity Site 9 in the Initial Study) 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, which include Hellman Ranch, Esther Island, and the Seal Beach NWR. Housing Opportunity Site 3 (identified as Housing Opportunity Site 4 in the Initial Study) is the nearest site to one of the identified resources, Hellman Ranch, and is located approximately 0.3-mile to the northeast. None of the Housing Opportunity Sites are currently used for mineral extraction and do not contain any known or designated mineral resources. Future developments resulting from Project implementation would not have potential impacts associated with the loss availability of a locally mineral resource recovery site and there would be no impact.

## **6.11 POPULATION AND HOUSING**

### **6.11.1 Displace Existing People or Housing**

The Project sets the framework for future growth and development in the City by evaluating sites across the City that have the potential to develop new residential units. The purpose of the environmental review is to address the potential impacts resulting from buildout. However, the Project itself does not directly result in the development of any residential units. As such certification of the Project would not lead to the construction of new residential units. Instead certification of the Project allows for changes to the existing zoning designations and proposed use of the sites. Therefore, since the Project does not directly result in any new construction or development implementation would not require relocation of existing developments. However, if development or redevelopment at the Housing Opportunity Sites is proposed on an individual basis, displacement of existing people or housing could occur.

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 developments resulting from Project implementation could be replaced at a higher ratio of residential units. Therefore, future developments 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.



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## **6.12 PUBLIC SERVICES**

### **6.12.1 Schools**

As stated in the Housing Element Update, Project implementation would identify various Housing Opportunity Sites throughout the City to provide additional residential housing opportunities for low- and moderate-income households. Currently, a majority of the City's K-12 student population need to travel outside the City to attend school, and Los Alamitos Unified School District is anticipated to have adequate capacity to serve potential new students generated from Project implementation. Los Alamitos Unified School District schools generally have small class sizes and low student to teacher ratios. Pursuant to Government Code Section 65996, payment of school impact mitigation fees is deemed to provide full and complete school facilities mitigation. Future developments resulting from Project implementation would also be required to comply 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.

### **6.12.2 Other Facilities**

Other public facilities within the City include two County libraries. . 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, a privately funded and maintained library, is located in proximity to Housing Opportunity Site 2 and is available to residents and visitors to Leisure World. The Leisure World Library 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 developments resulting from Project implementation would be required to comply with the General Plan that states that consistency with the County's Growth Management Plan 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.

## **6.13 TRAFFIC AND TRANSPORTATION**

### **6.13.1 Geometric Design Features or Incompatible Uses**

Project implementation would result in the alteration and intensification of existing land uses in the City. Therefore, future developments 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.



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Effects Not Found to be Significant

### **6.13.2 Emergency Access**

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 developments 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.

## **6.14 UTILITIES AND SERVICE SYSTEMS**

### **6.14.1 Solid Waste**

According to California Department of Resources Recycling and Recovery (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. According to the DOF, as of January 2024, the City is estimated to have a persons per household rate of 1.8 persons per household. Therefore, as implementation of the Project would provide a maximum of 1,833 additional dwelling 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. Consistent with SB 1383, all dwelling units or complexes would be required to recycle food scraps and yard waste into green products with the goal of reducing the amount of solid waste sent to landfills. The additional dwelling units would be constructed over time resulting in a small increase year over year to existing solid waste generation and would be expected to generate less solid waste due to SB 1383. Therefore the increase in solid waste from the Project is not anticipated to result in significant impacts.

Future developments 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 developments resulting from Project implementation would not generate solid waste in excess of standards or capacity of infrastructures and impacts would be less than significant.



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### **6.14.2 Solid Waste Statutes and Regulations**

The Project would comply with all federal, state, and local statutes and regulations related to solid waste and would comply with 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. Compliance with existing statutes and regulations would ensure that future developments resulting from Project implementation are constructed and operated in accordance with solid waste statutes and regulations, and this impact would be less than significant.

## **6.15 WILDFIRE**

### **6.15.1 Emergency Response**

Project implementation would not occur within an 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. Future developments 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 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.

### **6.15.2 Exacerbate Wildfire Risk**

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. None of the identified Housing Opportunity Sites are located within an SRA or VHFHSZ. Future 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 comply with OCFA requirements. Adherence to City and County requirements and Project review by the OCFA 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.

### **6.15.3 Associated Infrastructure**

Project implementation would result in the parcels being converted for new development 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 developments resulting from Project implementation would be required to implement General Plan policies identified to minimize risk from



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#### **Effects Not Found to be Significant**

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.

#### **6.15.4 Expose People or Structures**

With the implementation of applicable state and local codes and adherence to the City and County requirements, the Project would not expose people or structures to significant risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No impacts from wildfires would occur.

