



**City of Seal Beach Housing
Element and Zone Code Updates
Project**

Draft Environmental Impact Report

May 9, 2025

Prepared for:

City of Seal Beach
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CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

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Acronyms and Abbreviation

AB	Assembly Bill
ACBM	Asbestos-containing building materials
ADU	Accessory dwelling unit
AELUP	Airport Environs Land Use Plan
AFY	acre feet per year
AICUZ	Air Installations Compatible Use Zone
ALUC	Airport Land Use Commission
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
BEA	Basin Equity Assessment
BERD	California Built Environment Resource Directory
BGEPA	Bald and Golden Eagle Protection Act
BPP	Basin Production Percentage
BRTR	Biological Resources Technical Report
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CAL EMA	California Emergency Management Agency
Cal EPA	California Environmental Protection Agency
CalEEMod	California Emissions Estimator Model
CalGreen	California Green Building Standards Code
CalOSHA	Californias Division of Occupational Safety and Health Administration
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CCAA	California Clean Air Act
CCC	California Coastal Commission
CCMP	California Coastal Management Program
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CF ₄	perfluoromethane
CH ₄	methane
CIP	Capital Improvement Program
City	City of Seal Beach



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CMP	Congestion Management Plan
CNEL	Community Noise Equivalent Level
CNNDB	California Natural Diversity Database
CNPS	California Native Plant Society
County	Orange County
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalents
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Rank
CUPA	Certified Unified Program Agencies
CWA	Clean Water Act
CZMA	Coastal Zone Management Act
C ₂ F ₆	perfluoroethane
C ₃ F ₈	perfluoropropane
C ₄ F ₈	perfluorocyclobutane
C ₄ F ₁₀	perfluorobutane
C ₅ F ₁₂	perfluoropentane
C ₆ F ₁₄	perfluorohexane
DAMP	Drainage Area Management Plan
dB	decibel
dB(A)	A-weighted decibel
DCH	Designated Critical Habitat
DPM	Diesel particulate matter
DOF	Department of Finance
DRRP	Diesel Risk Reduction Plan
DTSC	Department of Toxic Substances Control
DWR	California Department of Water Resources
EDD	Employment Development Department
EIR	Environmental Impact Report
EISA	Energy Independence and Security Act
EO	Executive Order
EOP	Emergency Operations Plan
EPSA	Energy and Policy Conservation Act of 1975
EQCB	Environmental Quality Control Board
ESA	environmental site assessment
EV	Electric vehicle
FAA	Federal Aviation Administration
FAR	Federal Aviation Regulation



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FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FGS	California Fish and Game Code
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FR	Federal Register
FTA	Federal Transit Administration
GC	General Commercial
California GC	California Government Code
GHG	Greenhouse gas
GMP	Growth Management Plan
GPCD	gallons per capita per day
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plan
GSWC	Golden State Water Company
GWh	gigawatt
GWP	global warming potential
GWRS	Groundwater Replenishment System
g/L	grams per liter
HAP	hazardous air pollutant
HCD	California Department of Housing and Community Development
HCP	Habitat Conservation Plan
HFC	hydrofluorocarbon
HOT	high occupancy toll
hp	horsepower
HRA	Health risk assessment
HRER	Historical Resource Evaluation Report
HSC	California Health and Safety Code
HUD	U.S. Department of Housing and Urban Development
HVAC	Heating, ventilation, air conditioning
Hz	Hertz
H ₂ S	Hydrogen sulfide
IRA	Inflation Reduction Act
I-405	Interstate 405
I/L Ratio	Improvement-to-land value ratio
JFTB	Joint Forces Training Base
LCFS	Low Carbon Fuel Standard
LCP	Local Coastal Program
LC/RMD	Limited Commercial/Residential Medium Density



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Ldn	Day-night sound level
Leq	Equivalent sound level
LEV	Low-Emission Vehicle
LHMP	Local Hazard Mitigation Plan
Lmax	Maximum sound level
Lmin	Minimum sound level
LOS	Level of service
LRSP	Local Roadway Safety Plan
LSAA	Lake or Streambed Alteration Agreement
LUST	Leaking underground storage tank
Lxx	Percentile-exceeded sound level
MBTA	Migratory Bird Treaty Act
MC/RHD	Mixed Commercial/Residential High Density
MET	Metropolitan Water District of Southern California
MG	million gallons
MGD	million gallons per day
mg/m ³	milligrams per cubic meter
MLD	Most Likely Descendant
MMRP	Mitigation Monitoring and Reporting Program
MPO	Metropolitan Planning Organization
MTCO ₂ e/year	metric tons of carbon dioxide equivalent per year
MWDOC	Municipal Water District of Orange County
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plan
NESHAP	national emission standards for hazardous air pollutants
NF ₃	nitrogen trifluoride
NHTSA	National Highway Traffic Safety Administration
NMFS	National Marine Fisheries Service
NOA	naturally occurring asbestos
NOC	Notice of Completion
NOP	Notice of Preparation
NO ₂	nitrogen dioxide
NOx	nitrogen oxides
NPAA	Native Plant Protection Act
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NWI	National Wetlands Inventory
NWPR	Navigable Waters Protection Rule
N ₂ O	nitrous oxide



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT

Draft Environmental Impact Report

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
OEHA	Office of Environmental Health Hazard Assessment
OHP	California Office of Historic Preservation
OPR	Governor's Office of Planning and Research
OSHA	Occupational Health and Safety Administration
O ₃	ozone
Pb	lead
PC	California Penal Code
PD	Planned Development
PDA	Priority Development Areas
PERP	Portable Equipment Registration Program
PFC	perfluorocarbon
PM _{2.5}	particulate matter smaller than 2.5 microns in diameter
PM ₁₀	particulate matter smaller than 10 microns in diameter
ppm	parts per billion
ppm	parts per million
PPV	Peak particle velocity
PRC	California Public Resources Code
Project	City of Seal Beach Housing Element and Zoning Code Updates Project
PTO	Permit to Operate
RA	Replenishment Assessment
RCRA	Resource Conservation and Recovery Act
RFS	renewable fuel standards
RHD	Residential High Density
RHNA	Regional Housing Needs Allocation
ROG	reactive organic gases
RPS	Renewable Portfolio Standard
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SAFE	Safer Affordable Fuel-Efficient
SAP	Safety Action Plan
SBPD	Seal Beach Police Department
SC	Service Commercial
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments



CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT

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SCAQMD	South Coast Air Quality Management District
SCC	Species of Special Concern
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SF ₆	sulfur hexafluoride
SGMA	Sustainable Groundwater Management Act
SIP	State Implementation Plan
SLF	Sacred Lands File
SLR	Sea level rise
SoCalGas	Southern California Gas Company
SOV	Single occupant vehicles
SO ₂	sulfur dioxide
SPL	Sound pressure level
SR	State Route
SRA	State Responsibility Area
STC	Sound transmission class
SVP	Society of Vertebrate Paleontology
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	Toxic air contaminants
TAZ	Traffic analysis zone
TDM	Transportation Demand Management
TIA	Transportation Impact Analysis
TNW	traditional navigable waters
USACE	United States Army Corps of Engineers
USC	U.S. Code
USEPA	U.S. Environmental Protection Agency
USGS	United States Geological Survey
USFWS	U.S. Fish and Wildlife Service
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle miles traveled
VOC	Volatile organic compounds
WOCWB	West Orange County Water Board
WOTUS	Waters of the United States
WSA	Water Supply Assessment
WSCP	Water Shortage Contingency Plan
ZEV	Zero emission vehicles
µg/m ³	micrograms per cubic meter
°F	Fahrenheit

