

CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT

Draft Environmental Impact Report

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EXECUTIVE SUMMARY

This section presents an overview of the proposed City of Seal Beach Housing Element and Zoning Code Updates Project (Project), pursuant to the California Environmental Quality Act (CEQA). This executive summary also provides conclusions of the analyses contained in Sections 3.1 through 3.17 of this Draft Environmental Impact Report (EIR), a summary of the alternatives to the Project, and issues to be resolved. For a complete description of the Project, refer to Section 2.0, Project Description. For a discussion of alternatives to the Project, see Section 4.0, Alternatives to the Proposed Project.

This Draft EIR addresses the environmental effects associated with adoption and implementation of the Project. An EIR is a public document designed to provide the public, local, and state governmental agency decision-makers with an analysis of potential environmental consequences to support informed decision-making. CEQA requires that local government agencies, prior to taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects.

This Draft EIR has been prepared pursuant to the requirements of CEQA (California Public Resources Code [PRC], Division 13, Section 21000, et seq.) and the State CEQA Guidelines (Title 14 of the California Code of Regulations [CCR], Division 6, Chapter 3, Section 15000, et seq.) to determine if the Project could have a significant impact on the environment. Information for this Draft EIR was obtained through analysis of adopted plans and policies; review of available studies, reports, data, and similar literature in the public domain; and specialized environmental assessments (e.g., air quality, greenhouse gas emissions, and transportation). The City of Seal Beach (City) as the Lead Agency has reviewed and revised as necessary all submitted draft plans, technical studies, and reports to reflect its own independent judgement including relying on applicable City of Seal Beach technical personnel and consultants and review of all technical reports.

ES.1 ENVIRONMENTAL PROCEDURES

This Draft EIR has been prepared to assess the environmental effects associated with implementation of the Project. The six main objectives of this document as established by CEQA are:

- To disclose to decision-makers and the public the significant environmental effects of the proposed activities.
- To identify ways to avoid or reduce environmental impacts.
- To prevent environmental impacts through implementation of feasible alternatives or mitigation measures.
- To disclose significant environmental effects,
- To foster interagency coordination in the review of projects.



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- To enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation identified in the CEQA statute and in the CEQA Guidelines. It provides the information needed to assess the environmental consequences of a proposed project, to the extent feasible. EIRs are intended to provide an objective, factually supported, full-disclosure analysis of any environmental consequences associated with a proposed project which may have the potential to result in significant, adverse environmental impacts. An EIR is also one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Prior to approving a proposed project, the lead agency must consider the information contained in the EIR, determine whether the EIR was properly prepared in accordance with CEQA and the CEQA Guidelines, determine that it reflects the independent judgement of the lead agency, adopt findings concerning the proposed project's significant environmental impacts and alternatives, and if needed, adopt a Statement of Overriding Considerations if the proposed project would result in significant impacts that cannot be avoided.

ES.1.1 EIR Organization

This Draft EIR is arranged into the following sections, which contain the contents of an EIR as required by CEQA Guidelines Section 15120 through 15132.

Section ES: Executive Summary. The Executive Summary provides a summary of the Project and the project alternatives, including a summary of project impacts, recommended mitigation measures, and the level of significance after mitigation for each environmental issue.

Section 1.0: Introduction. The Introduction provides an overview of the Project and the CEQA process and describes the purpose, scope, and components of this Draft EIR.

Section 2.0: Project Description. The Project Description provides a detailed description of the Project, including the location and project characteristics. The intended uses of this Draft EIR, project background, project objectives, and required discretionary approvals are also addressed.

Section 3.0: Environmental Analysis. The Environmental Analysis analyzes the environmental effects of the Project. Impacts are organized into major environmental topic areas. Each topic area includes a description of the environmental setting, regulatory setting, methods, thresholds of significance, Housing Element Update policies, impact analysis, mitigation measures, and level of significance after mitigation. The specific environmental topic areas that are addressed in Section 3.0 include the following:

- Section 3.1: Aesthetics
- Section 3.2: Air Quality
- Section 3.3: Biological Resources
- Section 3.4: Cultural Resources
- Section 3.5: Energy
- Section 3.6: Geology and Soils
- Section 3.7: Greenhouse Gas Emissions
- Section 3.8: Hazards and Hazardous Materials
- Section 3.9: Hydrology and Water Quality
- Section 3.10: Land Use and Planning
- Section 3.11: Noise
- Section 3.12: Population and Housing
- Section 3.13: Public Services
- Section 3.14: Recreation



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- Section 3.15: Transportation
- Section 3.16: Tribal Cultural Resources
- Section 3.17: Utilities and Service Systems

Section 4.0: Alternatives to the Proposed Project. Describes and compares the proposed alternatives to the Project.

Section 5.0: Other CEQA Considerations. The Other CEQA Considerations section provides a summary of significant environmental effects, including unavoidable, irreversible, and growth-inducing impacts.

Section 6.0: Effects Found Not to Be Significant. This section provides a summary of project impacts that have been determined, through preparation of the Notice of Preparation (NOP), to result in a less than significant impact or no impact.

Section 7.0: List of Preparers. The List of Preparers section provides a list of the various individuals who contributed to the preparation of this Draft EIR.

Appendices. The appendices contain the NOP (including comments) and technical studies prepared to support the analyses and conclusions in this Draft EIR.

ES.1.2 Type and Purpose of this EIR

According to Section 15121(a) of the CEQA Guidelines, the purpose of an EIR is to:

Inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This EIR has been prepared in accordance with CEQA with the City of Seal Beach as the Lead Agency. This EIR assesses the potential environmental consequences of implementing the Project and identifies mitigation measures and alternatives to the Project that would avoid or reduce significant impacts. This EIR is intended to inform decision-makers, other responsible agencies, and the general public as to the nature of the Project's potential environmental impacts.

ES.2 SUMMARY OF PROPOSED PROJECT

ES.2.1 Project Location

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. The City has a land area of approximately 13 square miles, roughly 8 square miles of which is dedicated to the Naval Weapons Station Seal Beach and the Seal Beach National Wildlife Refuge (Figure 2-1).



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ES.2.2 Project Summary

The Project evaluated in this Program EIR involves implementation of the Housing Element Update and Zoning Code Update which includes establishment of the new zoning designation and rezoning of sites to meet the City's Regional Housing Needs Assessment (RHNA) requirements.

The Housing Element, which integrates/updates supporting socioeconomic, demographic, and household data, is specifically intended to accommodate the City's RHNA allocation of 1,243 new dwelling units. The RHNA allocates regional housing needs by income-level among member jurisdictions. This Program EIR evaluates the potentially significant, adverse, and beneficial environmental impacts resulting from the Project, which involves implementation of the Housing Element Update and Zoning Code Update, including establishment of the new zoning designation and rezoning of sites resulting from Project implementation which would result in increased densification of residential uses.

The site inventory included in the City's Housing Element Update shows how the City will meet its RHNA requirement through housing opportunity sites, accessory dwelling units (ADUs), and pipeline projects. The Housing Opportunity Sites include a total of eight sites that have been identified by the City as having the potential for providing additional housing to meet the City's RHNA allocation (Figure 2-2). The sites are broken into two categories: (1) underutilized sites that do not require zoning code changes and (b) sites where zoning modifications are proposed. Beyond the site inventory, the City has also identified the Main Street Program in its Housing Element Update. The Housing Element Update's Main Street Program does not identify specific housing opportunity sites but would modify the existing Main Street Specific Plan to allow for residential units to be developed on the second floor of properties located within the Main Street Specific Plan area.

The Housing Element Update identified Old Ranch Country Club Pipeline Project as a pipeline project towards meeting the City's RHNA requirement. The Old Ranch Country Club Pipeline Project is a proposed 155-acre Specific Plan on the existing Old Ranch Country Club and would convert a portion of the existing golf course to a mixed-use development with 167 residential units. The 167 residential units of Old Ranch Country Club Pipeline Project (herein referred to as the residential component of the ORCC Specific Plan Project) are programmatically evaluated within this EIR as these 167 residential units are included within the City's site inventory to meet its RHNA requirements. The other portions of the ORCC Specific Plan Project are not included within RHNA requirements and therefore are not included within this analysis. As such, specific impact findings associated with the development of the Old Ranch Country Club Pipeline Project are being evaluated separately by the City in a standalone EIR. This EIR is not rezoning or entitling the ORCC Specific Plan Project. Rather, this EIR evaluates the residential component of the ORCC Specific Plan Project as a basis for implications associated with housing production associated with the ORCC Specific Plan Project, only.

A detailed project description is provided in Section 2.0, Project Description of this Draft EIR.



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ES.2.3 Project Objectives

In accordance with CEQA Guidelines §15124, the following primary objectives support the Project's purpose, assist the Lead Agency in developing a reasonable range of alternatives to be evaluated in this EIR, and ultimately aid decision-makers in preparing findings and overriding considerations, if necessary.

- Protect and improve quality of life for current and future residents.
- Encourage new housing for households at all income levels and for households with a range of diverse housing needs.
- Amend land use standards and designations in the City's Zoning Code, Specific Plans, General Plan as needed to comply with state law and meet the required Regional Housing Needs Allocation.
- Remove undue constraints on new housing development, including for affordable housing development.
- Affirmatively further fair housing.

ES.2.4 Lists of Permits and Other Approvals

The Project evaluated in this EIR is comprised of implementation of the Housing Element Update and establishment of eight Housing Opportunity Sites, Main Street Program and a new zoning designation, as well as rezoning of parcels, resulting in increased densification and intensification of residential uses. The Project does not propose any site development on the Housing Opportunity Sites. Future developments would occur on the Housing Opportunity Sites as market conditions allow at the discretion of the individual property owners. The anticipated permits, approvals and consultation required for the Project include:

- Certification of CEQA document
- Adoption of Mitigation Monitoring and Reporting Program
- Adoption of the Findings of Fact and Statement of Overriding Considerations
- Change of Zone
- Seal Beach Municipal Code, Zoning Code Amendment

In addition to the amendments included as part of the Project, approval of various General Plan and Seal Beach Municipal Code Title 11 amendments may be required for the Housing Opportunity Sites ultimately included in the Housing Element, and ancillary amendments to other planning documents, as necessary for clarification and consistency purposes.



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ES.2.5 List of Agencies

It is anticipated that approval of the Housing Element Update from the following agencies will be required: City of Seal Beach Planning Commission, City of Seal Beach City Council, and California Department of Housing and Community Development. Likewise, the City of Seal Beach City Council would certify and adopt this Housing Element Update EIR.

ES.3 COMMENTS ON THE NOTICE OF PREPARATION

Pursuant to the requirements of CEQA for the initiation of environmental review, on November 16, 2023, the City sent a NOP to the State Clearinghouse [SCH No. 2023110425], responsible and trustee government agencies, organizations, and individuals potentially interested in the project. The NOP requested that agencies with regulatory authority over any aspect of the project describe that authority and identify relevant environmental issues that should be addressed in the EIR. Interested members of the public were also invited to comment. The NOP also included the Initial Study which was prepared to identify any resources that was determined to not have any potentially significant impacts. The analysis provided in the Initial Study included 13 Housing Opportunity Sites and did not include the Main Street Program. However, as outlined in Section 2.0, Project Description, of this Draft EIR, the 13 Housing Opportunity Sites identified in the Initial Study was reduced to the eight Housing Opportunity Sites analyzed in this Draft EIR and the Main Street Program was added as a component of the Project. The modifications to the components of the Project analyzed in the Draft EIR and Initial Study was a result of comment received from California Department of Housing and Community Development (HCD) on the City's Housing Element Update.

The comment period for the NOP and Initial Study was set for November 16, 2023, through December 15, 2023. The NOP/Initial Study and the comments received on the NOP are included in Appendix A of this EIR.

ES.4 ISSUES TO BE RESOLVED

Section 15123(b)(3) of CEQA Guidelines requires that an EIR identify issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the Project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this Draft EIR adequately describes the environmental impacts of the project.
2. Whether the benefits of the project override those environmental impacts which cannot be feasibly avoided or mitigated to a level of insignificance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, or mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the project besides the Mitigation Measures identified in the Draft EIR.



6. Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic project objectives.

ES.5 ALTERNATIVES TO THE PROPOSED PROJECT

The Project alternatives and their potential impacts are discussed in Section 4.0, Alternatives to the Proposed Project, of this Draft EIR. As authorized under CEQA, the alternatives are discussed in less detail than the Project.

No Project/Existing Zoning Alternative

The No Project/Existing Zoning Alternative assumes that certification of the Housing Element Update would not occur and the establishment of a new zoning designation and rezoning of specific parcels proposed as part of the Project would not occur. The six rezone sites identified for the eight Housing Opportunity Sites would not be rezoned to the new MC/RHD zoning district and would continue to be zoned its existing zoning designations. Additionally, the Main Street Program which proposes to amend the existing Main Street Specific Plan to allow for residential uses on the second story of structures within the Main Street Specific Plan area would not occur. Under the No Project/Existing Zoning Alternative, the buildout assumptions for the eight Housing Opportunity Sites and Main Street Program would be 218 residential units based on the existing zoning designations. Under the No Project/Existing Zoning Alternative, the Housing Element and Zone Code Updates would not be implemented by the City, land use densities and zoning would remain unchanged, and development would be consistent with the existing zoning designation.

The No Project/Existing Zoning Alternative would result in less impacts related to air quality, GHG, noise, population and housing, and utilities and service systems compared to the Project. However, the No Project/Existing Zoning Alternative would result in similar impacts as the Project to aesthetics, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, public services, recreation, transportation, and tribal cultural resources. Finally, the No Project/Existing Zoning Alternative would result in greater impacts to land use and planning compared to the Project. The No Project/Existing Zoning Alternative would not reduce the significant and unavoidable impacts to public services, recreation, and vehicle miles traveled (VMT) and would not help the City meet its RHNA requirements as it would not plan for enough residential units. Additionally, the No Project/Existing Zoning Alternative would not meet most of the Project objectives.

ES.6 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1, Summary of Impact for Each Resource, provides a summary of the level of significance determined for each resource topics analyzed in the Initial Study and Draft EIR. Table ES-2, Executive Summary of Impacts and Mitigation Measures, summarizes the potential environmental effects of the Project, the recommended mitigation measures, if applicable, and the level of significance after mitigation as outlined in the Initial Study and this Draft EIR for each impact question required to be analyzed per CEQA Guidelines Appendix G. All eight Housing Opportunity Sites and the Main Street Program are anticipated to have the same level of impact as identified in Table ES-2 and mitigation measures



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identified in Table ES-2 would apply to all future developments on the eight Housing Opportunity Sites and Main Street Program. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated separately by the City in a standalone EIR and therefore impact findings associated with the residential component of the ORCC Specific Plan Project are not made in this EIR and are not included in the tables below. Per CEQA Section 15093, should the Project be approved as proposed, any impact noted in the summary as “significant” after mitigation would require the adoption of a statement of overriding considerations. As shown in Table ES-2, development of the Project could result in significant and unavoidable impacts. Therefore, a statement of overriding considerations would be required.

Additionally, CEQA requires public agencies to establish a mitigation monitoring and reporting program for the purpose of ensuring compliance with those mitigation measures identified in an EIR and/or adopted as conditions of approval in order to mitigate or avoid significant environmental impacts identified in an EIR. A mitigation monitoring and reporting program, incorporating the mitigation measures set forth in this document, will be adopted at the time of certification of the Final EIR.

Table ES-1: Summary of Impact for Each Resource

Resource	Level of Significance
Aesthetics	Less Than Significant Impact
Agricultural and Forestry Resources	No Impact
Air Quality	Significant and Unavoidable Impact
Biological Resources	Less Than Significant Impact with Mitigation
Cultural Resources	Less Than Significant Impact with Mitigation
Energy	Less Than Significant Impact
Geology and Soils	Less Than Significant Impact with Mitigation
Greenhouse Gas Emissions	Significant and Unavoidable Impact
Hazards and Hazardous Materials	Less Than Significant Impact
Hydrology and Water Quality	Less Than Significant Impact with Mitigation
Land Use and Planning	Less Than Significant Impact
Mineral Resources	No Impact
Noise	Less Than Significant Impact with Mitigation
Population and Housing	Less Than Significant Impact
Public Services	Significant and Unavoidable Impact
Recreation	Significant and Unavoidable Impact
Transportation	Significant and Unavoidable Impact
Tribal Cultural Resources	Less Than Significant Impact with Mitigation
Utilities and Service Systems	Less Than Significant Impact with Mitigation
Wildfire	No Impact



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Table ES-2: Executive Summary of Impacts and Mitigation Measures

Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Initial Study Section 3.1 Aesthetics (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact AES-a: The Project would not have a substantial effect on a scenic vista.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact AES-b: The Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	No Impact	None required.	No Impact
Impact AES-d: The Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Less Than Significant Impact	None required.	Less Than Significant Impact
Initial Study Section 3.2 Agricultural and Forestry Resources (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact AG-a: The Project would not 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.	No Impact	None required.	No Impact
Impact AG-b: The Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.	No Impact	None required.	No Impact
Impact AG-c: The Project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or	No Impact	None required.	No Impact



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Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
timberland zoned Timberland Production as defined by Government Code Section 51104(g)).			
Impact AG-d: The Project would not result in loss of forest land or conversion of forest land to non-forest use.	No Impact	None required.	No Impact
Impact AG-e: The Project would not 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.	No Impact	None required.	No Impact
Initial Study Section 3.4 Biological Resources (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact BIO-e: The Project would not conflict with any local policies or ordinances protecting biological resources, such as trees preservation policy or ordinance.	Less Than Significant Impact	None required.	Less Than Significant Impact
Initial Study Section 3.5 Cultural Resources (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact CUL-c: The Project would not disturb any human remains, including those interred outside of formal cemeteries.	Less Than Significant Impact	None required.	Less Than Significant Impact
Initial Study Section 3.6 Energy Resources (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact EN-b: The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	Less Than Significant Impact	None required.	Less Than Significant Impact
Initial Study Section 3.7 Geology and Soils (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact GEO-a: The Project would not directly or indirectly cause potential	Less Than Significant Impact	None required.	Less Than Significant Impact



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Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
substantial adverse effects, including the risk or 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			
ii. Strong seismic ground shaking.	Less Than Significant Impact	None required.	Less Than Significant Impact
iii. Seismic-related ground failure, including liquefaction.	Less Than Significant Impact	None required.	Less Than Significant Impact
iv. Landslides.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact GEO-b: The Project would not result in substantial soil erosion or the loss of topsoil.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact GEO-c: The Project would not 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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact GEO-d: The Project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property.	Less Than Significant Impact	None required.	Less Than Significant Impact



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Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Impact GEO-e: The Project would 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.	No Impact	None required.	No Impact
Initial Study Section 3.9 Hazards and Hazardous Materials (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact HAZ-a: The Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact HAZ-b: The Project would not 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.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact HAZ-c: The Project 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.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact HAZ-d: The Project would not 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.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact HAZ-f: The Project would not impair implementation of or physically interfere with an adopted emergency	Less Than Significant Impact	None required.	Less Than Significant Impact



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Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
response plan or emergency evacuation plan.			
Impact HAZ-g: The Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	Less Than Significant Impact	None required.	Less Than Significant Impact
Initial Study Section 3.10 Hydrology and Water Quality (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact HYD-a: The Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact HYD-c: The Project would not 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 soil erosion on or offsite	Less Than Significant Impact	None required.	Less Than Significant Impact
Initial Study Section 3.11 Land Use and Planning (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact LU-a: The Project would not physically divide an established community.	Less Than Significant Impact	None required.	Less Than Significant Impact
Initial Study Section 3.12 Mineral Resources (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact MIN-a: The Project would not 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.	No Impact	None required.	No Impact
Impact MIN-b: The Project would not result in the loss of availability of a locally	No Impact	None required.	No Impact



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Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.			
Initial Study Section 3.14 Population and Housing (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact POP-b: The Project would not displace substantial number of existing people or housing necessitating the construction of replacement housing elsewhere.	Less Than Significant Impact	None required.	Less Than Significant Impact
Initial Study Section 3.15 Public Services (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact PUB-a: The Project would not 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: iii. Schools v. Other Public Facilities	Less Than Significant Impact	None required.	Less Than Significant Impact
Initial Study Section 3.17 Transportation (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact TRANS-c: The Project would not substantially increase hazards to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact TRANS-d: The Project would not result in inadequate emergency access.	Less Than Significant Impact	None required.	Less Than Significant Impact



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Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Initial Study Section 3.19 Utilities and Service Systems (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact UTIL-d: The Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact UTIL-e: The Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	Less Than Significant Impact	None required.	Less Than Significant Impact
Initial Study Section 3.20 Wildfire (Discussed in Draft EIR Section 6.0 Effects Found Not to be Significant)			
Impact WF-a: The Project would not substantially impair an adopted emergency response plan or emergency evacuation plan.	No Impact	None required.	No Impact
Impact WF-b: The Project would not, 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.	No Impact	None required.	No Impact
Impact WF-c: The Project would not 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.	No Impact	None required.	No Impact
Impact WF-d: The Project would not expose people or structures to significant risks, including downslope or downstream	No Impact	None required.	No Impact



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Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.			
Draft EIR Section 3.1 Aesthetics			
Impact AES-1: In an urbanized area, the Project would not conflict with applicable zoning and other regulations governing scenic quality.	Less Than Significant Impact	None required.	Less Than Significant Impact
Draft EIR Section 3.2 Air Quality			
Impact AQ-1: The Project would conflict with or obstruct implementation of the applicable air quality plan.	Potentially Significant Impact	MM AQ-1: Quantify Construction Criteria Pollutant Emissions. Prior to discretionary approval by the City for development projects subject to California Environmental Quality Act (CEQA) review, project applicants shall prepare and submit a technical air quality assessment estimating project construction-related criteria pollutant emissions to the City for review and approval. The evaluation shall be prepared in accordance with South Coast Air Quality Management District (SCAQMD) guidance. If construction-related criteria pollutant emissions are determined to have the potential to exceed the SCAQMD regional and localized thresholds of significance, emission reduction measures shall be incorporated into the project to the maximum extent feasible, subject to the discretion of the City. Acceptable options for reducing emissions may include: - Using construction equipment rated by the United States Environmental Protection Agency as having Tier 4 emission limits for engines above 50 horsepower. - Require all paints and architectural coatings to be super-compliant volatile organic compounds (VOC) content (0 grams/Liter [g/L] to 10 g/L). If VOC emissions still exceed thresholds, then the applicant may elect to prohibit architectural coating activities during summer months (June, July, and August) when ozone formation peaks. Regardless of the results of the emissions modeling, the following best practices shall be implemented throughout the duration of all construction activity:	Significant and Unavoidable Impact



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		- All off-road equipment operating at the construction site must be maintained in proper working condition according to manufacturers' specifications. - Idling shall be limited to 5 minutes or less in accordance with the Off-Road Diesel Fueled Fleet Regulation as required by California Air Resources Board (CARB). - Clear Signage regarding idling restrictions shall be placed at the entrances to the construction site. - Portable equipment over 50 horsepower must have either a valid SCAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB. - Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). - Pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. MM AQ-2: Quantify Operational Criteria Pollutant Emissions. Prior to discretionary approval by the City for development projects subject to California Environmental Quality Act (CEQA) review, project applicants shall prepare and submit a technical air quality assessment estimating project operational-related criteria pollutant emissions to the City for review and approval. The evaluation shall be prepared in accordance with South Coast Air Quality Management District (SCAQMD) guidance. If operational-related criteria pollutant emissions are determined to have the potential to exceed the SCAQMD thresholds of significance, emission reduction measures shall be incorporated into the project to the maximum extent feasible, subject to the discretion of the City.	



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		Acceptable options for reducing operational emissions may include, but are not limited to, the following: - Prohibition of natural gas hearths. - Installation of solar water heaters or tankless water heaters. - Exceeding Title 24 energy standards. - Constructing Level 2 electric vehicle (EV) charging stations for multi-family developments and pre-wiring to allow for Level 2 EV charging stations in single-family residential garages. - Require all paints and architectural coatings to be super-compliant volatile organic compound (VOC) content (0 to 10 g/L).	
Impact AQ-2: The Project would 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.	Potentially Significant Impact	Mitigation Measures AQ-1 and AQ-2 are required.	Significant and Unavoidable Impact
Impact AQ-3: The Project would expose sensitive receptors to substantial pollutant concentrations.	Potentially Significant Impact	Mitigation Measures AQ-1 and AQ-2 are required. MM AQ-3: Construction Health Risk Assessment. Prior to future discretionary project approval for any future development project that would involve construction lasting more than two months and within 1,000 feet of sensitive receptors, the project applicant shall submit a construction health risk assessment (HRA) to the City for review and approval. The level of detail required for the HRA is described below: A quantitative health risk assessment shall be prepared in accordance with South Coast Air Quality Management District (SCAQMD) and Office of Environmental Health Hazard Assessment (OEHHA) guidance to identify the potential for increased cancer and non-cancer health risks. If the health risks do not exceed the applicable thresholds, further mitigation is not necessary. If the resultant health risks are determined to exceed SCAQMD thresholds of significance, the applicant shall implement measures to reduce diesel particulate matter (DPM) exhaust emissions and associated risks to below the applicable thresholds. Methods may include requiring the use of off-road equipment engines	Significant and Unavoidable Impact



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		that meet or exceed California Air Resources Board's Tier 4 Final engine emissions standards for off-road equipment exceeding 50 horsepower (hp). Any emissions reduction measures identified in the HRA shall be incorporated into the site development plan as a component of the project. Prior to issuance of any construction permit, the construction contractor shall ensure that all construction plans submitted to the Community Development Department clearly show incorporation of all applicable mitigation measures.	
Impact AQ-4: The Project would not result in other emissions (such as those leading to odors) affecting a substantial number of people.	Less Than Significant Impact	None required.	Less Than Significant Impact
Draft EIR Section 3.3 Biological Resources			
Impact BIO-1: The Project could have a substantial adverse effect, either directly or through habitat modifications on any species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	Potentially Significant Impact	MM BIO-1: Documentation of Plant and Wildlife Species. Prior to the issuance of a building permit, all projects must provide documentation that the site does not include special-status or protected plant and wildlife species. If the species are found on the site, focused surveys shall be conducted prior to any ground disturbance activities. The documentation shall ensure that botanical surveys are conducted during the appropriate blooming period and any nesting bird surveys are conducted during the appropriate avian nesting season. If no special-status species are found on the project site, no additional action is necessary and the project can continue. If special-status species are found, no ground disturbance can occur and the project must either avoid the special-status species, or develop a mitigation plan approved by the City in consultation with the California Department of Fish and Wildlife. If offsite replacement is the only mitigation option available, the performance criteria shall be at a ratio specified by the resource agency such as the Army Corps of Engineers or the California Department of Fish and Wildlife.	Less Than Significant Impact with Mitigation
		MM BIO-2: Mitigation Plan. Prior to the issuance of the first action and/or permit which would allow for site disturbance (e.g., grading permit), a detailed mitigation plan shall be prepared by a qualified biologist for approval by the City, the USFWS, and CDFW which shall	



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		include: (1) the responsibilities and qualifications of personnel to implement and supervise the plan; (2) site selection; (3) site preparation and planting implementation; (4) a schedule; (5) maintenance plan/guidelines; (6) a monitoring plan; and (7) long-term preservation requirements.	
		MM BIO-3: Preconstruction Surveys. Prior to the issuance of the first action and/or permit which would allow for site disturbance (e.g., grading permit) for future development projects facilitated by the Project, project applicants shall complete a preconstruction survey (or possibly multiple surveys) by a qualified biologist prior to construction activities to identify any active nesting locations within the project site. If the biologist does not find any active nests within the project site, the construction work shall be allowed to proceed. If the biologist finds an active nest within the project site and determined that the nest may be impacted, the biologist shall delineate an appropriate buffer zone around the nest, and the size of the buffer zone shall depend on the affected species and the type of construction activity. Any active nests observed during the survey shall be mapped on an aerial photograph. Only construction activities (if any) that have been approved by a biological monitor shall take place within the buffer zone until the nest is vacated. The biologist shall serve as a construction monitor when construction activities take place near active areas to ensure no inadvertent impacts on these nests occur. Results of the preconstruction survey and any subsequent monitoring shall be provided to the California Department of Fish and Wildlife and the City.	
Impact BIO-2: The Project would not 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.	No Impact	None required.	No Impact
Impact BIO-3: The Project would not have a substantial adverse effect on state or federally protected wetlands (including, but	No Impact	None required.	No Impact



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not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.			
Impact BIO-4: The Project would not 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.	No Impact	None required.	No Impact
Impact BIO-5: The Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	No Impact	None required.	No Impact
Draft EIR Section 3.4 Cultural Resources			
Impact CUL-1: The Project could cause a substantial adverse change in the significance of a historical resource as identified in Section 15064.5.	Potentially Significant Impact	MM CUL-1: Development Review Process for Historical Resources. Prior to approval of discretionary projects at any of the eight Housing Opportunity Sites or within the Main Street Program area, City staff shall determine whether the project applicant should conduct further study to assess the project's potential impacts on historical resources. Further study is required if the project is located on the same parcel or within 100 feet of a known historical resource. Further study is also required if the project is located on the same parcel as a building, structure, or object 45 years old or older from the date the discretionary permit application was filed. If further study is necessary, the City shall require the project applicant to retain a qualified architectural historian who meets the Secretary of the Interior's Professional Qualification Standards in architectural history. The qualified consultant shall prepare a Historical Resource Evaluation Report (HRER). The HRER should involve a California Historic Resources Information System (CHRIS) and California Built Environment Resource Directory (BERD) records search and preparation of a historic context. If a building, structure, or object on the parcel is 45 years old or older and has not been previously identified	Less Than Significant Impact with Mitigation



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		as a historical resource, the consultant should prepare an evaluation for NRHP, CRHR, and local landmark eligibility per NPS, OHP, and City guidelines. All evaluated resources should be documented on Department of Parks and Recreation Series 523 Forms. The qualified consultant should analyze potential project impacts and provide recommendations for avoiding or otherwise mitigating potentially significant impacts to historical resources, which shall be enforced as conditions of approval for the project.	
Impact CUL-2: The Project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	Potentially Significant Impact	MM CUL-2: Development Review Process for Archaeological Resources. Prior to approval of discretionary projects that include ground-disturbing activities, City staff shall conduct a records search at the South Central Coastal Information Center to review the current data on file for the project location. If it is determined that known archaeological cultural resources are within a 0.25-mile of the project site, the City shall require the project applicant to retain a qualified archaeologist who meets the Secretary of Interior's Professional Qualification Standards in archaeology to assess the project's potential impacts to archaeological cultural resources. Further study may include a survey of the project location; controlled excavation to determine the presence of subsurface archaeological deposits; a review of relevant literature, including historical maps and published archaeological and ethnographic sources; and consultation with local Native American tribes. The qualified archeologist shall provide recommendations for avoiding or otherwise mitigating potentially significant impacts to archaeological cultural resources and human remains, which shall be enforced as conditions of approval for the project.	Less Than Significant Impact with Mitigation
		MM CUL-3: Human Remains. The City shall use the development review process to identify human remains, including those interred outside of formal cemeteries, and follow the appropriate procedures outlined under Health and Safety Code Section 7050.5 and Public Resources Code (PRC) Section 5097.98. Should human remains be found on a project site, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall be disturbed until the Orange County Coroner is contacted and determines that no investigation of the cause of death is required. If an investigation is required, and the coroner determines the remains to	



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		be Native American then: (1) the coroner would contact the Native American Heritage Commission (NAHC) within 24 hours; (2) the NAHC would identify the person or persons it believes to be the most likely descended from the deceased native American; (3) the most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.	
Draft EIR Section 3.5 Energy			
Impact EN-1: The Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact EN-2: The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	Less Than Significant Impact	None required.	Less Than Significant Impact
Draft EIR Section 3.6 Geology and Soils			
Impact GEO-1: The Project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Potentially Significant Impact	MM GEO-1: Paleontological Monitoring Program. Prior to the issuance of the first action and/or permit which would allow for site disturbance (e.g., grading permit), a paleontologist meeting professional standards as defined by Murphey et al. (2019) as a Principal Investigator shall be retained as the designated Project Paleontologist for each development, to review project-specific construction plans and develop a project-specific paleontological mitigation program. The mitigation program should be outlined in a Paleontological Monitoring and Mitigation Plan tailored to specific construction plans and geotechnical studies, should these be available, that identifies when or under what conditions paleontological monitoring should be implemented. The plan should include: A Worker's Environmental Awareness Program training developed by the Project Paleontologist that communicates requirements and procedures for the inadvertent discovery of paleontological	Less Than Significant Impact with Mitigation



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		resources during construction to be delivered by the paleontologist or their designated representative to the construction crew prior to the onset of ground disturbance. • Fulltime paleontological monitoring when work occurs in the geologic units assessed as having high paleontological potential, which is expected to occur when work exceeds 5 foot in depth in unit 2 of the young alluvium, or when work occurs at any depth in old shallow marine deposits on a wave-cut surface, the San Pedro Formation, the Paleo Verdes Sand, the Lomita Marl, and the Timms Point Silt. Work into previously disturbed sediments, beach deposits, paralic estuarine deposits, or the upper 5 feet of unit 2 of the young alluvium does not require monitoring. After the initiation of the monitoring work, the Project Paleontologist may reduce the frequency or depths of monitoring should low paleontological potential sediments be identified in the monitoring area. • Procedures to follow in the event that paleontological resources are encountered during construction activities, including work stoppage in a safe radius of the finds, usually 50 feet, assessment by the Project Paleontologist, and, should the fossils be of scientific importance, collection and curation in an accredited repository along with associated data such as photographs, GPS coordinates, lithological descriptions, and depth data, as well as curation fees. • A Paleontological Monitoring Report documenting the results of the mitigation program.	
Draft EIR Section 3.7 Greenhouse Gas Emissions			
Impact GHG-1: The Project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	Potentially Significant Impact	MM GHG-1: Implement GHG Reduction Measures. In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the California Environmental Quality Act (CEQA) Guidelines, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to greenhouse gas (GHG) emissions. Such measures may include the following or other comparable measures identified by the City:	Significant and Unavoidable Impact



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		a) Integrate green building measures consistent with CALGreen (California Building Code Title 24), local building codes and other applicable laws, into project design including: ○ Use energy efficient materials in building design, construction, rehabilitation, and retrofit. ○ Install energy-efficient lighting, heating, and cooling systems (cogeneration); water heaters; appliances; equipment; and control systems. ○ Reduce lighting, heating, and cooling needs by taking advantage of light-colored roofs, trees for shade, and sunlight. ○ Incorporate passive environmental control systems that account for the characteristics of the natural environment. ○ Use high-efficiency lighting and cooking devices. ○ Incorporate passive solar design. ○ Use high-reflectivity building materials and multiple glazing. ○ Prohibit gas-powered landscape maintenance equipment. ○ Install electric vehicle charging stations. ○ Reduce wood burning stoves or fireplaces. ○ Provide bike lanes accessibility and parking at residential developments. b) Include offsite measures to mitigate a project's emissions. c) Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction, and operation of projects to minimize GHG emissions, including but not limited to: ○ Use energy and fuel-efficient vehicles and equipment; ○ Deployment of zero- and/or near zero emission technologies; ○ Use lighting systems that are energy efficient, such as LED technology; ○ Use the minimum feasible amount of GHG-emitting construction materials;	



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		○ Use cement blended with the maximum feasible amount of flash or other materials that reduce GHG emissions from cement production; ○ Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse; ○ Incorporate design measures to reduce energy consumption and increase use of renewable energy; ○ Incorporate design measures to reduce water consumption; ○ Use lighter-colored pavement where feasible; ○ Recycle construction debris to maximum extent feasible; ○ Plant shade trees in or near construction projects where feasible; and ○ Solicit bids that include concepts listed above. d) Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following: ○ Promote transit-active transportation coordinated strategies; ○ Increase bicycle carrying capacity on transit and rail vehicles; ○ Improve or increase access to transit; ○ Increase access to common goods and services, such as groceries, schools, and day care; ○ Incorporate the neighborhood electric vehicle network; ○ Orient the project toward transit, bicycle and pedestrian facilities; ○ Improve pedestrian or bicycle networks, or transit service; ○ Provide traffic calming measures; ○ Provide bicycle parking; ○ Limit or eliminate park supply; ○ Unbundle parking costs; ○ Provide parking cash-out programs;	



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		- o Implement or provide access to commute reduction program; e) Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network; f) Improving transit access to rail and bus routes by incentives for construction of transit facilities within developments, and/or providing dedicated shuttle service to transit stations; and g) Designate a percentage of parking spaces for ride-sharing vehicles or high occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles; h) Land use siting and design measures that reduce GHG emissions, including: - o Retaining onsite mature trees and vegetation, and planting new canopy trees; - o Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and - o Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse.	
Impact GHG-2: The Project could conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Potentially Significant Impact	Mitigation Measures AQ-1, AQ-2, AQ-3, and GHG-1 are required.	Less Than Significant Impact with Mitigation
Draft EIR Section 3.8 Hazards and Hazardous Materials			
Impact HAZ-1: The Project would not, 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, result in a safety	Less Than Significant Impact	None required.	Less Than Significant Impact



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hazard for people residing or working in the Project area.			
Draft EIR Section 3.9 Hydrology and Water Quality			
Impact HYD-1: The Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact HYD-2: The Project could 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 offsite; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; 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 iv) Impede or redirect flood flows.	Potentially Significant Impact	MM HYD-1: Stormwater Drainage Infrastructure. Future development projects facilitated by the Housing Element and Zoning Code Update shall be required to prepare a site-specific evaluation to determine the potential impacts the proposed development project could have on the existing deficiencies to the City's storm drainage system and provide onsite mitigation measures to resolve impacts to the City's storm drain infrastructure. If it is found that using onsite mitigation measures do not resolve all impacts consistent with federal, state, and local requirements, then it shall be required to fund improvements to the storm drainage system as a condition of approval for the proposed development. The requirements for contribution to funding improvements and the anticipated cost shall be analyzed at the time of project-specific environmental analysis.	Less Than Significant Impact with Mitigation
Impact HYD-3: The Project would not, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.	Less Than Significant Impact	None required.	Less Than Significant Impact



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Impact HYD-4: The Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	Less Than Significant Impact	None required.	Less Than Significant Impact
Draft EIR Section 3.10 Land Use and Planning			
Impact LU-1: The Project would not 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.	Less Than Significant Impact	None required.	Less Than Significant Impact
Draft EIR Section 3.11 Noise			
Impact NOI-1: The Project could result in a generation of a substantial temporary or permanent increase in ambient noise level 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.	Potentially Significant Impact	MM NOI-1: Noise Mitigation Plan. Project applicants shall describe and commit to a mitigation plan that will be developed when the information is available to make final decisions on all specific mitigation measures. The objective of the plan should be to minimize construction using all reasonable (e.g., cost vs. benefit) and feasible (e.g., possible to construct) means available. Components of a mitigation plan may include some or all of the following provisions, which should also be specified in construction contracts. - During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques available. (e.g., mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds). - Impact tools (e.g., jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. - Stationary equipment, such as generators and air compressors shall be located as far as possible from nearby noise-sensitive uses.	Less Than Significant Impact with Mitigation



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		• Stockpiling shall be located as far as possible from nearby noise-sensitive receptors. • Construction traffic shall be limited to approved haul routes. • Construct noise barriers, such as temporary walls or piles of excavated material, between noisy activities and noise-sensitive receptors. • Combine noisy operations to occur in the same time period. The total noise level produced will not be substantially greater than the level produced if the operations were performed separately. • At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the City. • Signs shall be posted at the job site entrance(s), within the onsite construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.	
Impact NOI-2: The Project could result in generation of excessive groundborne vibration or groundborne noise levels.	Potentially Significant Impact	MM NOI-2: Noise and Vibration Analysis. Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet from fragile structures, such as historical resources, 75 feet from older residential structures, of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 55 feet of new residential or commercial buildings; or a vibratory roller within 25	Less Than Significant Impact with Mitigation



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		feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. A qualified and experienced acoustical consultant or engineer shall conduct this noise and vibration analysis. The vibration levels shall not exceed the Caltrans damage thresholds listed in the table below. If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded. <table><tr><th rowspan="2">Structure and Condition</th><th colspan="2">Maximum PPV (in/sec)</th></tr><tr><th>Transient Sources</th><th>Continuous/Frequent Sources</th></tr><tr><td>Extremely fragile historic buildings, ruins, ancient monuments</td><td>0.12</td><td>0.08</td></tr><tr><td>Fragile¹ buildings</td><td>0.30</td><td>0.12</td></tr><tr><td>Historic and some old buildings</td><td>0.50</td><td>0.20</td></tr><tr><td>Older² residential structure</td><td>0.70</td><td>0.30</td></tr><tr><td>New residential structures</td><td>1.2</td><td>0.50</td></tr><tr><td>Modern industrial/commercial buildings</td><td>2.0</td><td>0.50</td></tr></table>	Structure and Condition	Maximum PPV (in/sec)		Transient Sources	Continuous/Frequent Sources	Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08	Fragile ¹ buildings	0.30	0.12	Historic and some old buildings	0.50	0.20	Older ² residential structure	0.70	0.30	New residential structures	1.2	0.50	Modern industrial/commercial buildings	2.0	0.50	
Structure and Condition	Maximum PPV (in/sec)																									
	Transient Sources	Continuous/Frequent Sources																								
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		Notes: Transient sources again create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seal equipment, vibratory pile drivers, and vibratory compaction equipment. ¹ A fragile building is considered one where the structural components are weakened due to age, poor construction materials, or significant deterioration, making it susceptible to damage from even minor stress. ² An older building refers to a structure that has been around for a considerable period of time, regardless of its current structural integrity, with factors like construction materials, maintenance history, and design playing a role in determining its overall condition. Source: Caltrans 2020	
Impact NOI-3: 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, the Project would not expose people residing or working in the Project area to excessive noise levels.	Less Than Significant Impact	None required.	Less Than Significant Impact
Draft EIR Section 3.12 Population and Housing			
Impact POP-1: The Project would not 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).	Less Than Significant Impact	None required.	Less Than Significant Impact



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Impact	Level of Significance Before Mitigation	Mitigation Measure	Level of Significance After Mitigation
Draft EIR Section 3.13 Public Services			
Impact PUB-1: The Project would 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? - o Fire protection - o Police protection - o Parks	Potentially Significant Impact	MM PUB-1: Parks and Recreation. Subsequent environmental review at a project specific level shall be required for individual development projects facilitated by the Housing Element Update and Zone Code Update. The environmental analysis shall include an analysis of the proposed project's contribution to potential impacts to parks and recreation facilities, and potential impacts resulting from implementation of individual development projects under the Housing Element Update and Zone Code Update shall be mitigated to the extent feasible. The proposed project's required contribution to the City related to parkland dedication and payment of required fees as required by Municipal Code Section 10.50.010, Parkland Dedication and Fees, shall be determined at the time of subsequent environmental review at a project specific level.	Significant and Unavoidable Impact
Draft EIR Section 3.14 Recreation			
Impact REC-1: The Project would 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.	Potentially Significant Impact	Mitigation Measure PUB-1 would be required.	Significant and Unavoidable Impact
Impact REC-2: The Project would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	Potentially Significant Impact	Mitigation Measure PUB-1 would be required.	Significant and Unavoidable Impact
Draft EIR Section 3.15 Transportation			
Impact TRANS-1: The Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system,	Less Than Significant Impact	None required.	Less Than Significant Impact



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including transit roadway, bicycle, and pedestrian facilities.			
Impact TRANS-2: The Project would conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision(b).	Potentially Significant Impact	MM TRANS-1: Vehicle Miles Traveled Analysis. Individual projects that do not screen out from Vehicle Miles Traveled (VMT) analysis shall provide a quantitative VMT analysis consistent with the methodology in the City of Seal Beach Transportation Analysis Guidelines. As described in the Guidelines, Projects which result in a significant impact shall provide VMT mitigation, which could consist of, but not be limited to, the following: • Modify the project's characteristics to reduce VMT generated by the project. This might involve changing the density or mixture of land uses on the project site or changing the project's location to one that is more accessible by transit or other travel modes. • Implement Transportation Demand Management (TDM) measures to reduce VMT generated by the Project. • Provision of offsite infrastructure improvements including roadway improvements for active transportation and multimodal infrastructure, or offsite multimodal improvements.	Significant and Unavoidable Impact
Draft EIR Section 3.16 Tribal Cultural Resources			
Impact TRIB-1: The Project could cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC 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 California Native American tribe, and that is:	Potentially Significant Impact	MM TCR-1: Tribal Consultation Requirements. Any future development projects proposed within one of the eight Housing Opportunity Sites or within the Main Street Program area shall consult with the Gabrieleno Band of Mission Indians – Kizh Nation tribal government as requested by the tribal representative. The project shall be analyzed in accordance with California Environmental Quality Act (CEQA) on an individual project level to identify any existing tribal cultural resources that may be onsite. If tribal cultural resources are determined to be onsite, the appropriate tribal group shall be consulted. If additional tribal consultation is determined to be required, it shall be conducted in conformance with AB 52, SB 18, and CEQA requirements.	Less Than Significant Impact with Mitigation



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i) Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC 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 (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		MM TCR-2: Inadvertent Discoveries. In the event that additional significant site(s) or resource(s) not identified as significant in a project environmental review process, but are later determined to be significant, are located within a project impact area, such sites shall be subjected to further archaeological and cultural significance evaluation by the project applicant, lead agency, and the applicable tribe(s) to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with California Environmental Quality Act requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease in the vicinity of the find and the County Coroner shall be contacted and notified of the discovery.	
Draft EIR Section 3.17 Utilities and Service Systems			
Impact UTIL-1: The Project could require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.	Potentially Significant Impact	Mitigation Measure UTIL-1: Infrastructure and Utility Evaluation. All projects proposed on the Housing Opportunity Sites and within the Main Street Program shall be required to provide supplemental evaluation related to determining if the proposed site would require improvements to the water, sewer, and stormwater facilities to meet the state, County, and local standards and requirements to serve the specific site location. If improvements are required due to deficiencies to meet state, County, and local standards and requirements at the specific site location, the proposed development may be required to mitigate its proportionate impacts by way of fair share/in-lieu fee payments, or other alternative financing arrangements that would mitigate its impacts. During site development, a supplemental evaluation shall be conducted to verify the fire flow deficiencies are valid. Mitigation may include, but not be limited to all or some combination of the following: Regarding Housing Opportunity Site 8 development: Additional 12-inch water main to connect to the existing 8-inch water main at Corsair Way and Caravel Way to mitigate fire flow deficiencies.	Less Than Significant Impact with Mitigation



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		- All sites including Housing Opportunity Site 8: Payment of impact fees, as calculated by the City's impact fee schedule, proportionate to the project's fair share contributions to mitigate project impacts to a less than significant level. - All sites including Housing Opportunity Site 8: Improvements to the water, sewer, and stormwater facilities, designed to state, County, and local standards and requirements, to mitigate project impacts to a less than significant level. The proposed future development shall be required to contribute payment of required fees at the time of building permit issuance.	
Impact UTIL-2: The Project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.	Less Than Significant Impact	None required.	Less Than Significant Impact
Impact UTIL-3: The Project would not result in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	Less Than Significant Impact	None required.	Less Than Significant Impact



ES.7 REVIEW OF THE DRAFT EIR

The Draft EIR will be available for public review for the statutory 45-day review period and will circulate from May 9, 2025 to June 23, 2025. During the public review period, the Draft EIR, including the technical appendices, are available for review online at: <https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development/Environmental-Documents-Under-Review>.

Agencies, organizations, and interested parties have the opportunity to comment on this Draft EIR during the 45-day public review period. The City of Seal Beach encourages the electronic submission of comments. Send your comments to Alexa Smittle, Community Development Director, via email at: planning@sealbeachca.gov.

Written comments on this Draft EIR should be addressed to:

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

