

3.10 LAND USE AND PLANNING

This section describes the environmental and regulatory setting for land use and planning. It also describes existing conditions and potential impacts related to land use and planning that would result from implementation of the Project, and mitigation for potentially significant impacts, where feasible.

SUMMARY OF IMPACTS

The Project would not result in conflicts with existing City regulations, policies, and plans adopted for the purposes of avoiding or mitigating an environmental effect and impacts would be less than significant.

Development of the residential portion of the ORCC Specific Plan Project would require adoption of the ORCC Specific Plan and rezoning of the site from the existing Recreational Golf zoning designation to ORCC Specific Plan, neither of which entitlement is included as part of this Housing Element and Zone Code Updates Project. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated separately by the City in a standalone EIR.

3.10.1 Environmental Setting

The City of Seal Beach consists of 11.51 square miles of land area and 1.72 square miles of water area for a total of 13.23 square miles.

Table 3.10-1 provides an overview of the land use categories within the City as they were inventoried at the time of the General Plan adoption in 2003. As noted, Table 3.10-1 provides an inventory of the land use categories within the City as of 2003 when the last General Plan was adopted. Additional development has occurred within the City since the inventory was taken and therefore, the table may not provide an exact representation of the current existing land use categories within the City. However, the table is provided to show an estimate of how land use categories within the City are distributed. The City has varied range of density with different zoning district. The Zoning Ordinance includes residential zoning districts, commercial districts, industrial district, public and semi-public facilities districts, and open space district. Table 3.10-2 lists the zone district and land uses allowed in each district.

Table 3.10-1: City of Seal Beach Land Use Type Acreage 2003

Land Use Type	Acres	Percent of Total Land Area
Residential		
Low	353.7	5.0
Medium	505.4	7.1
High	166.4	2.3
Commercial		
Professional Office	16.4	0.2
Service	49.3	0.7



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Land Use Type	Acres	Percent of Total Land Area
General	93.4	1.3
Industrial		
Light	117.0	1.6
Oil Extraction	54.6	0.8
Open Space		
Open Space	42.7	0.6
Golf Course	156.8	2.2
Wetlands & Wildlife Refuge	1,020.0	14.3
Park	65.4	0.9
School	15.3	0.2
Community Facility	61.8	0.9
Military	4,336.0*	60.8
Beach	80.3	1.1
Total	7,134.5	100

* does not include Wildlife Refuge

Table 3.10-2: Summary of City of Seal Beach Zoning Code

Base District Designator	Base District Name	General Uses
RLD	Single-Unit Residential	Single-unit and small, zero-lot line neighborhoods at a base density of up to 15 dwelling units per net acre.
RMD	Medium-Density Residential	Duplexes, townhouse projects, apartments, and small-lot, single-unit residential uses, at a density of 15 to 18 dwelling units per net acre.
RHD	High-Density Residential	Multi-unit residential developments at a base density of 20 to 46 dwelling units per net acre.
LC-RMD	Limited Commercial/Residential Medium Density Zone	Limited commercial and office uses in conjunction with residential uses.
PO	Professional Office	Office, medical and related uses that may also serve as a buffer area between residential areas and more intensive commercial areas.
MSSP	Main Street Specific Plan	Visitor-serving and resident-serving office, retail, restaurant, and personal service uses with upper floors devoted to office uses along Main Street.



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Base District Designator	Base District Name	General Uses
SC	Service Commercial	Neighborhood-serving commercial areas that provide retail, restaurant, and personal service uses.
GC	General Commercial	Sub-regional and regional centers of commercial activity and may include both pedestrian- and auto-oriented development. Other typical uses are auto service stations, auto repair, and sale.
LM	Light Manufacturing	Sites in a business park environment for moderate- to low-intensity commercial services and light manufacturing uses.
OE	Oil Extraction	Oil extraction and related production storage and processing, maintenance facilities, and related operational and maintenance facilities.
PC	Public and Semi-Public	Appropriate public uses, including private utilities (electrical, gas, water, and telecommunications), schools (both private and public), and other city, county, state, or federal facilities.
RG	Recreational Golf	Golf courses and associated club houses, maintenance facilities, accessory concession sales, and related plant nurseries.
OS-N	Open Space – Natural	To preserve publicly owned parklands, environmentally sensitive lands and habitats in their natural state. Uses permitted shall be limited to those that maintain the property in its natural state.
OS-PR	Open Space – Parks and Recreation	To provide appropriately located areas for recreation and recreational uses. Uses permitted shall be limited to those that are devoted to public recreation including parks, playgrounds, swimming centers, tennis and basketball courts, golf courses, community centers within the facilities, and accessory concession sales.



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3.10.2 Regulatory Setting

State

General Plans

The land use planning and zoning authority of local jurisdictions in California is set forth in the state's planning laws. California Government Code (GC) Section 65300, et seq. obliges cities and counties to adopt and implement general plans. The general plan is a comprehensive, long-term, and general document that describes plans for the physical development of a city or county and of any land outside its boundaries that, in the city's or county's judgment, bears relation to its planning. The general plan addresses a broad range of topics including, at a minimum, land use, circulation, housing, conservation, open space, noise, and safety. In addressing these topics, the general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the city's or county's vision for the area. The general plan is a long-range document that typically addresses the physical character of an area over a 20-year period. Although the general plan serves as a blueprint for future development and identifies the overall vision for the planning area, it remains general enough to allow flexibility in the approach taken to achieve the plan's goals.

State Zoning Law

The State Zoning Law (California GC Section 65800, et seq.) establishes that zoning ordinances, which are laws that define allowable land uses within a specific district, are required to be consistent with the general plan and any applicable specific plans. When amendments to the general plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure the land uses designated in the general plan would also be allowable by the zoning ordinance (California GC Section 65860, sub.[c]).

Local

City of Seal Beach General Plan

The City's General Plan is a comprehensive long-range general plan for the physical development of the City of Seal Beach. The General Plan contains the current Housing Element Update, which was adopted in 2022, and revised in 2024. The various elements within the General Plan include goals and policies for the physical development of the City. The City's General Plan goals and policies applicable to land use are presented below:

Housing Element Update

The following Housing Element Update policies related to land use and planning apply to the Project:

Goal 1: Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents.



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- **Policy 1a:** Provide adequate sites for a variety of housing types through the Land Use Element of the General Plan and the Zoning Ordinance, while ensuring that environmental and infrastructure constraints are addressed.
- **Policy 1b:** Where appropriate, encourage the redesignation of vacant and underutilized non-residential land to residential uses with appropriate densities to facilitate the development of a variety of housing types to address the housing needs of all economic segments of the population.
- **Policy 1c:** Encourage the infilling of vacant residential land.
- **Policy 1d:** Encourage the recycling of underutilized residential land, where such recycling is consistent with established land use plans.
- **Policy 1e:** Provide compatibility of residential uses with surrounding uses through the separation of incompatible uses, construction of adequate buffers, and other land use controls.
- **Policy 1f:** Improve all residential environments through the provision of adequate public facilities and services, including streets and parks, as well as water, sewer, and drainage systems.
- **Policy 1g:** Provide for adequate, freely accessible open space within reasonable distances of all community residents.

Goal 2: Assist in the development of adequate housing to meet the needs of low and moderate-income households.

- **Policy 2a:** Expand housing opportunities for households with special needs, including the elderly, persons with disabilities, including developmental disabilities, large households, female-headed households, and the homeless.
- **Policy 2b:** Provide incentives to encourage the development of new affordable housing for lower- and moderate-income households, including extremely-low-income persons.
- **Policy 2c:** Investigate and pursue programs and funding sources designed to expand housing opportunities for low- and moderate-income households, including persons with special needs.
- **Policy 2d:** Encourage construction of low- and moderate-income housing on sites that are:
 - located with convenient access to schools, parks, public transportation, shopping facilities, and employment opportunities;
 - adequately served by public utilities;
 - adequately served by police and fire protection;
 - minimally impacted by noise, flooding, or other environmental constraints; and
 - outside of areas of concentrated lower-income households.



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Goal 3: Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

- **Policy 3a:** Assist City residents in securing decent safe and affordable housing.
- **Policy 3b:** Conserve the affordability of housing units assisted with public funds through affordability covenants or resale controls.
- **Policy 3c:** Investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.

Goal 4: Maintain and enhance the quality of residential neighborhoods in Seal Beach.

- **Policy 4a:** Encourage the maintenance and rehabilitation of existing owner-occupied and rental housing where feasible.
- **Policy 4b:** Promote the replacement of any substandard units that cannot be rehabilitated.
- **Policy 4c:** Investigate and pursue programs and funding sources available to assist in the improvement of residential property.
- **Policy 4d:** Encourage the continued affordability of housing units rehabilitated with public funds.
- **Policy 4e:** Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of housing affordable to low- and moderate-income households.
- **Policy 4f:** Promote the conservation and rehabilitation of older neighborhoods, preventing the encroachment of incompatible commercial or industrial uses into established neighborhoods.
- **Policy 4g:** Assist residents, wherever possible, in securing decent safe and adequate housing.
- **Policy 4h:** Promote a safe, healthful, aesthetically pleasing environment that strengthens individual and family life.
- **Policy 4i:** Preserve and enhance viable residential neighborhoods and strengthen neighborhood identity.
- **Policy 4j:** Upgrade and improve community facilities and municipal services in keeping with community needs.
- **Policy 4k:** Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety, and aesthetic conditions.
- **Policy 4l:** Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs and processing times without sacrificing basic health and safety considerations.



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Goal 5: Promote equal housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, or familial status.

- **Policy 5a:** Promote fair housing practices throughout the community.
- **Policy 5b:** Encourage the development of housing that meets the special needs of disabled and elderly households.
- **Policy 5c:** Promote the provision of housing to meet the needs of families and households of all sizes.

City of Seal Beach Municipal Code

The City's Municipal Code includes Title 11 Zoning which outlines the zoning designations and permitted uses for various sections of land located within the City. The Zoning Ordinance includes development standards and regulations for specific zoning designations in order to separate incompatible uses and to promote cohesive city planning.

3.10.3 Environmental Impacts

This section analyzes the Project's potential to result in significant land use and planning impacts. When an impact is determined to be significant, mitigation measures are identified that would reduce or avoid impacts.

Methodology for Analysis

The analysis of potential land use impacts considers the Project's consistency with adopted plans and policies that regulate land use, and the Project's compatibility with surrounding land uses. The determination of consistency with applicable land use policies and ordinances is based upon a review of the previously identified planning documents that regulate land use or guide land use decisions pertaining to the Project site. CEQA Guidelines section 15125(d) requires that an EIR discuss inconsistencies with applicable plans that the decision-makers should address. Evaluations are made to determine whether a project is consistent with such plans. Projects are considered consistent with regulatory plans if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals. The intent of the consistency evaluation is to determine if noncompliance with regulatory plans would result in a significant impact.

Thresholds of Significance

In accordance with the CEQA Guidelines' Appendix G Environmental Checklist, the following questions were analyzed and evaluated to determine whether the Project's impacts to land use and planning are significant.



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Would the Project:

- *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?*

The following issues were determined to have no impact or a less than significant impact during the NOP Scoping. These issues are summarized in Section 6.0, Effects Found Not to Be Significant, and are not discussed further in this section.

Would the Project:

- *Physically divide an established community?*

Impact Analysis and Mitigation Measures

Conflict with Plans, Policies, or Regulations

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.
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Impact Analysis

The Housing Element Update addresses the state mandate to update the housing element of the local General Plan and accommodate the housing obligation designated by the RHNA. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The Housing Element Update and the RHNA identified the need for 1,243 additional homes in the City, including 459 new units for residents in the low- and very low-income categories. The Project, including establishment of the new zoning designation and rezoning of sites, would result in increased densification of residential uses. To meet the City's RHNA obligations, the Housing Element Update has identified eight Housing Opportunity Sites with a developable area of 35.05 acres and the ORCC Specific Plan pipeline project to meet the state's requirements for Seal Beach's portion of the regional housing need estimates.

According to the Housing Element Update, the eight Housing Opportunity Sites have an assumed residential development potential of 1,165 dwelling units. Additionally, because the RHNA projection period for 2021-2029 began on June 30, 2021, housing development that have already been proposed and are not expected to be issued a certificate of occupancy until July 1, 2021 or after, but are expected to be completed before the end of the planning period (October 15, 2029), can be credited toward the RHNA. The residential component of the ORCC Specific Plan Project that proposes development of 167 new dwelling units is a current pipeline project pending approval that would be credited toward the RHNA. An additional seven ADUs are projected to be constructed within the planning period and would be credited toward the RHNA. The combination of the projected ADUs, pipeline projects, and Housing Opportunity Sites would result in a total residential development potential of 1,339 dwelling units. With an RHNA allocation of 1,243, there would be a surplus of 96 dwelling units or an eight percent buffer over the RHNA. However, the Housing Element assumed a residential development potential of the Housing Opportunity Sites of 1,165 dwelling units using conservative assumptions that would develop the Housing



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Opportunity Sites at below the maximum allowable density. If the eight Housing Opportunity Sites were all developed at 100 percent of the maximum developable density, the two underutilized sites would provide 182 dwelling units and six rezone sites would provide 1,309 dwelling units for a total of 1,491 dwelling units. In addition, the residential component of the ORCC Specific Plan Project would provide an additional 167 dwelling units and therefore, the eight Housing Opportunity Sites and the residential component of the ORCC Specific Plan Project could result in the potential for 1,658 dwelling units. The eight identified Housing Opportunity Sites as well as current pipeline projects pending approval within the City and anticipated ADUs projected to be constructed within the planning period would accommodate the RHNA allocation for the City. Therefore, implementation of the Housing Element Update would not conflict with the RHNA allocation for the City as the increase in dwelling units would be required in order to meet the state mandated allocation.

The Housing Element Update also includes Program 1R (Main Street Program) which commits to modifying the existing Main Street Specific Plan to allow housing above the ground floor of properties located within the Main Street Specific Plan area. Therefore, the Project would require an amendment to the Main Street Specific Plan. The Main Street Program's proposed amendments to the Main Street Specific Plan would allow for and permit the development of dwelling units above the ground floor of properties located within the Main Street Specific Plan area. Though development of housing within the Main Street Specific Plan is currently not allowed, with approval of the proposed amendment, the Main Street Specific Plan and the Housing Element's Main Street Program would be consistent with each other and the Project would not result in a conflict with the Main Street Specific Plan. Additionally, the City adopted Measure Z in 2008 that limited the maximum height of residences in the City's Old Town area to 25 feet. The Main Street Specific Plan is located within the area governed by Measure Z and therefore, future developments facilitated by the Project within this area would be required to comply with the provisions of Measure Z.

City of Seal Beach General Plan

As the Housing Element Update is a component of the larger City General Plan, the Housing Element Update has been developed to comply with the goals and policies of the General Plan. Therefore, the goals and policies included in the Housing Element Update are consistent with the goals and policies of the General Plan and further implement the General Plan. With approval and certification of the Housing Element Update, the proposed Housing Element would be consistent with the existing General Plan and the Project would not result in a conflict with the General Plan. As shown in Table 3.10-3 below, the Project would be consistent with the goals and policies of the City's General Plan. The goals and policies included in the table are only those that are applicable to the Project. Additionally, goals and policies included in the Housing Element Update are not included as the Project itself is the Housing Element Update and therefore, is inherently consistent with the Housing Element Update.



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Table 3.10-3: City of Seal Beach General Plan Consistency Analysis

General Plan Policy	Consistency
Land Use Element	
Population: Despite the minor decrease in City population experienced in the 2000 U.S. Census, the City will continue to provide support for its residents, maintain its infrastructure and provide jobs and housing balance while still maintaining its small town atmosphere.	Consistent. The Project would provide new opportunities for housing within the City and would promote housing balance through planning for housing for different income levels and different densities.
Housing: It is to be a goal of the City to preserve its low- and medium-density residential character while still providing a wide choice of living accommodations and life styles for its residents.	Consistent. As stated above, the Project would provide new opportunities for housing within the City and plans for housing of different income levels and different densities.
Cultural Resources Element	
Policy 5: Assess development proposals for potential impacts to significant archaeological resources pursuant Section 15064.5 of the California Environmental Quality Act (CEQA). Require a study conducted by a professional archaeologist for all development proposals located in areas known to be sensitive for cultural resources.	Consistent. As outlined in Section 3.4, Cultural Resources, all future development proposals facilitated by the Project would be required to assess potential impacts to archaeological resources and would be required to prepare a study conducted by a professional archaeologist.
Safety Element	
Policy 1R: Ensure compliance with the City of Seal Beach with the Notice Requirements for Federal Aviation Regulations Part 77, "Objects Affecting Navigable Airspace," and with the referral requirements of Public Utilities Code, Chapter 4, Article 3.5, Section 21676.	Consistent. As outlined in Section 3.8, Hazards and Hazardous Materials, all future development projects would be required to comply with the Los Alamitos JFTB AELUP. Pursuant to state law, the zoning code update will be provided to the Orange County ALUC for review.
Policy 2S: Minimize changes in hydrology and pollutant loading, require incorporation of control, including structural and non-structural BMPs to mitigate the projected increases in pollutant loads and flows, ensure that post-development runoff rates and velocities from a site have no significant adverse impact on downstream erosion and stream habitat, minimize the quantity of storm water directed to impermeable surfaces and the MS4s, and maximum the percentage of permeable surfaces to allow more percolation of storm water into the ground.	Consistent. As outlined in Section 3.9, Hydrology and Water Quality, future development projects facilitated by the Project would be required to comply with all City regulations and requirements including with City's Municipal Code Chapter 9.20, Storm Water Management Program, Municipal Code Section 9.20.015, Controls for Water Quality Management, Municipal Code Section 11.4.10.020(H), Storm Drainage and Stormwater Runoff, to minimize hydrological impacts. Additionally, site-specific evaluation of hydrological impacts would be required to be prepared as individual residential developments are proposed per individual site.
Policy 3A: Require a soils and geology report to be prepared and filed for all development projects as specified in the City's Municipal Code.	Consistent. As outlined in the Project's Initial Study as well as Section 6.0, Effects Found Not to be Significant, of this Draft EIR, future developments resulting from Project implementation would require mandatory compliance with existing regulations, including the preparation and submission of soil engineering studies, geotechnical evaluations, and seismicity reports.
Circulation Element	
Policy: Assess all development projects in order to identify their traffic impacts and require that they pay	Consistent. As outlined in Section 3.15, Transportation, new development under the Project



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their fair share of the system improvements necessary to accommodate traffic generated by the project.	would need to comply with Transportation Impact Fees which would be collected at the time of building permit. Additionally, individual development proposals under the Housing Element Update would be evaluated individually for consistency with Orange County and City of Seal Beach plans and would be required to undergo assessment to identify their potential traffic impacts.
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Source: City of Seal Beach General Plan

SCAG's Connect SoCal 2024

SCAG is the transportation planning, coordinating, and financing agency for six counties in Southern California, including Orange County. Connect SoCal 2024 is Southern California's RTP/SCS. SCAG's Regional Council adopted Connect SoCal 2024 on April 4, 2024. Connect SoCal 2024 is a long-range blueprint to guide transportation investments and land-use decisions through 2050 while meeting the requirements of California's SB 375, which calls on each of the state's 18 metropolitan areas to develop a SCS to accommodate future population growth and reduce GHG emissions from cars and light trucks. As shown in Table 3.10-4, the Project would be consistent with the policies of Connect SoCal 2024. Therefore, the Project would not conflict with Connect SoCal 2024 and impacts would be less than significant.

Table 3.10-4: Connect SoCal Consistency Analysis

Connect SoCal Policy	Consistency
Mobility	
Policy 09: Encourage residential and employment development in areas surrounding existing and planned transit/rail stations.	Consistent. The Project would provide new opportunities for housing within areas that are highly urbanized and served by existing transit services.
Communities	
Policy 32: Promote the growth of origins and destinations, with a focus on future housing and population growth, in areas with existing and planned urban infrastructure that includes transit and utilities.	Consistent. The Project would promote future housing developments in areas with existing urban infrastructure, including transit and utilities services.
Policy 35: Encourage housing development in areas with access to important resources and amenities (economic, educational, health, social and similar) to further fair housing access and equity across the region.	Consistent. The City is almost entirely built out and any future housing would be located within highly urbanized areas of the City, located in close proximity to important resources and amenities.
Policy 36: Encourage housing development in transit-supportive and walkable areas to create more interconnected and resilient communities.	Consistent. The City is almost entirely built out and therefore, the City is developed with existing transit and walkable communities. The Project's Housing Opportunity Sites and the Main Street Program area are located within highly urbanized areas and would encourage housing development in already developed areas that are serviced by existing transit and are walkable and connected to nearby commercial and retail areas.



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Policy 37: Support local, regional, state and federal efforts to produce and preserve affordable housing while meeting additional housing needs across the region.	Consistent. The eight Housing Opportunity Sites would provide for increased opportunities for new residential developments in the City, including construction of affordable housing at various income levels. Implementation of the Main Street Program would provide additional opportunities for the development of dwelling units. Therefore, implementation of the Project would allow the City to meet its RHNA requirements. Additionally, the residential component of the ORCC Specific Plan Project identified as a pipeline project would provide additional opportunities for housing within the City.
Environment	
Policy 48: Promote sustainable development and best practices that enhance resource conservation, reduce resource consumption and promote resilience.	Consistent. This Draft EIR analyzed the Project's potential impacts on City resources. As outlined throughout this Draft EIR, future developments facilitated by the Project would be required to be constructed and operated in accordance with City requirements including, but not limited to, the City's Water Efficient Landscape Ordinance and the CALGreen Code for indoor and outdoor water use.
Policy 51: Reduce hazardous air pollutants and greenhouse gas emissions and improve air quality throughout the region through planning and implementation efforts.	Consistent. As outlined in Section 3.2, Air Quality, and Section 3.7, Greenhouse Gas, of this Draft EIR, future developments facilitated by the Project would be required to comply with all applicable regulations and requirements related to hazardous air pollutants and greenhouse gas emissions. Mitigation measures have been identified to reduce potential impacts resulting from future development projects facilitated by the Project including Mitigation Measure GHG-1 which requires implementation of GHG reduction measures and Mitigation Measures AQ-1 through AQ-3 which include measures to reduce hazardous air emissions during construction and operation.

Source: Connect SoCal 2024

City of Seal Beach Local Coastal Program

Additionally, the City is currently preparing a LCP. LCPs are planning documents used by local governments to guide development in the coastal zone, in partnership with the Coastal Commission for the purpose of upholding the California Coastal Act. LCPs contain rules and regulations for future development and protection of coastal resources, by specifying appropriate location, type, and scale of new or changed uses. LCPs conform with the broad requirements of the California Coastal Act and reflect the unique and specific community characteristics of the jurisdiction. Each LCP consists of a Land Use Plan and Local Implementation Plan. The Land Use Plan designates land use classifications, and goals/policies guiding development (similar in nature to a City's General Plan, but specifically for the coastal zone). The Local Implementation Plan includes measures to implement the Land Use Plan, typically through the zoning ordinance. As required by Policy 2.2.2-1 of the City's May 2023 Draft Land Use Plan, any future developments facilitated by the Project and located within the City's Coastal Zone



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would require a Coastal Development Permit. As outlined by Policy 2.2.2-3 of the City's May 2023 Draft Land Use Plan, prior to approval of any Coastal Development Permit, the City shall make findings that the proposed development conforms to the policies and regulations contained in the certified Local Coastal Program, including the Coastal Land Use Plan and Implementation Plan (City of Seal Beach 2023). Housing Opportunity Sites 1, 3, 7, 8 and the Main Street Program area are located within the coastal zone identified in the Draft Land Use Plan (City of Seal Beach 2023). Should development at these sites be proposed prior to certification of an LCP, the Coastal Commission would review development applications to determine consistency with the California Coastal Act. Should the City achieve certification of an LCP, proposed development would need to comply with the regulations, standards, and requirements within the LCP.

The Project has been developed in accordance with existing City regulations, policies, and plans and implementation of the Project would not result in conflicts with existing City regulations, policies, and plans adopted for the purposes of avoiding or mitigating an environmental effect. Therefore, impacts would be less than significant.

This EIR includes a discussion of the residential component of the ORCC Specific Plan Project based on the site location and proposed buildout of the 167 dwelling units that are included within the City's site inventory to meet its RHNA requirements. The ORCC Specific Plan Project area is presently identified by the City's General Plan land use designation as Open Space Golf and is zoned Recreational Golf. The existing zoning designation of the site allows residential development in conjunction with a golf course subject to approval of a Conditional Use Permit. Development of the residential portion of the ORCC Specific Plan Project would require adoption of the ORCC Specific Plan. Additionally, adoption of the ORCC Specific Plan Project would result in a change from the existing Recreational Golf zoning designation to ORCC Specific Plan. As this EIR is not rezoning or entitling the ORCC Specific Plan Project, specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated separately by the City in a standalone EIR.

Level of Significance Before Mitigation

Less Than Significant Impact.

Mitigation Measures

No mitigation is necessary.

Level of Significance After Mitigation

Less Than Significant Impact.

3.10.4 Cumulative Impacts

CEQA requires that EIRs evaluate the potential cumulative impacts of a project. A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (CEQA Guidelines Section 15065(a)(3)). The geographic scope for cumulative land use and planning impacts includes the geographic area of the City of Seal Beach. Development that is considered part of the cumulative analysis includes past, present, and probable



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future projects located within the City that are identified in Table 3.0-2 of Section 3.0, Environmental Analysis.

Cumulative development can change the area's character and land use patterns. While land uses and development patterns are typically established in local land use planning documents specific to jurisdictions, it is important to consider land use changes and how it would influence development pattern in the area as a whole because land uses merge and flow together along jurisdictional boundaries.

As discussed in Section 3.0, Environmental Analysis, CEQA Guidelines Section 15130 requires cumulative impact analysis in EIRs to consider a list of planned and pending projects that may contribute to the cumulative impacts of a project. Section 3.0, Table 3.0-3 identifies all past, present, and probable future residential projects in the City and surrounding areas that may impact the Project. Table 3.10-5 identifies the cumulative past, present, and probable future projects from Table 3.0-3 that may drive a potential cumulative impact related to land use and planning and therefore were analyzed in this cumulative discussion.

Table 3.10-5: Cumulative Projects Related to Land Use and Planning

#	Project Name	Location	Project Characteristics	Status	Total Dwelling Units
1	Old Ranch Country Club Project	Old Ranch Country Club, City of Seal Beach	Construction of a 116-unit, 4-level (188,500 square feet) multi-family housing development; a 51-unit, 3-level senior housing complex; medical office facility; overnight accommodation, including a bar and lounge and specialty restaurant	Preparation of EIR	167
2	Naval Weapons Station	Pacific Coast Hwy & Seal Beach Boulevard	Potential future housing developments proposed within the Naval Weapons Station	Anticipated	150
3	Water Storage Site	Within the Naval Weapons Station, approximately 1,000 feet east of Seal Beach Boulevard, near the housing	Potential future housing developments proposed within the Naval Weapons Station	Anticipated	65



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#	Project Name	Location	Project Characteristics	Status	Total Dwelling Units
		community off Anchor Way			
4	Lampson Project	4665 Lampson Avenue, City of Los Alamitos	Redevelopment of existing office building with a residential development consisting of cluster homes, townhomes, and apartments totaling 246 units	Approved (By City of Los Alamitos)	246
5	Onni Marina Shores	6500-6670 E. Pacific Coast Hwy, City of Long Beach (7242011013)	Two, 5-story buildings with a total of 563,529 square feet containing 600 residential units and 4,000 square-feet of ground-level restaurant space	Approved (By City of Long Beach)	600
6	Carmel Partners	6615 E. Pacific Coast Hwy, City of Long Beach (7237020050)	Construction of a six-story mixed-use project consisting of 390 residential dwelling units and 5,351 square feet of commercial/retail space	Approved (By City of Long Beach)	380
7	Holland Partners	6700 E. Pacific Coast Hwy, City of Long Beach (7242012006)	Construction of a new mixed-use project consisting of 281 residential dwelling units, 3,100 square feet of commercial/retail space in a building with 592,100 square feet of area	Approved (By City of Long Beach)	281

The cumulative developments identified in Table 3.0-3 of Section 3.0, Environmental Analysis, as sites within the Long Beach, Orange County, and Westminster Housing Element has not been included in the list of cumulative developments that are driving cumulative land use and planning impacts as there are no specific development proposals for those sites. The sites are opportunity sites that are being planned for



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development of residential uses in the future and therefore, though those sites may include requiring amendments to the respective land use designations of the sites, project implementation of Long Beach, Orange County, and Westminster Housing Element sites would not result in impacts when considered with the Project as potential buildout would be speculative.

Cumulative developments identified in Table 3.10-5 as potentially driving cumulative impacts when considered with the Project include cumulative developments within the City as well as approved developments located directly adjacent to the City as cumulative developments in the immediate vicinity of the City could result in impacts to land use patterns within the City.

The Project's anticipated impacts from future developments facilitated by the Project, in conjunction with cumulative development in the City and directly adjacent to the City, would increase the allowance for additional housing stock in already developed areas. Potential land use impacts would be site-specific and would require evaluation on a case-by-case basis at the project level when future development is proposed in accordance with the Housing Element Update and General Plan. Unless exempt, each cumulative project would require separate discretionary approval and review under CEQA, which would address any potential land use impacts and identify necessary mitigation measures, where appropriate. Consequently, the Housing Element Update identifies future implementation actions to increase housing capacity to accommodate the City's assigned RHNA pursuant to state, regional, and local growth projections. Therefore, future developments that are facilitated by the Housing Element Update in conjunction with cumulative developments would not result in significant land use impacts.

Furthermore, unless exempt, future developments pursuant to the Housing Element Update and General Plan would be subject to discretionary permits and CEQA evaluation. Cumulative developments would be reviewed by the City under CEQA for consistency with the General Plan and zoning ordinance, as well as with a state or local plan, ordinance, or regulatory standards aimed at avoiding or minimizing an environmental impact. Any significant conflicts would be mitigated or resolved through the City discretionary review and approval. Therefore, the Project in combination with cumulative developments would not cause a cumulatively considerable impact related to land use and planning.

3.10.5 References

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