

CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT

Draft Environmental Impact Report

Public Services

3.13 PUBLIC SERVICES

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

SUMMARY OF IMPACTS

The Project would result in increased demand for public services including fire and police protection services and parks and recreational facilities. Impacts to fire and police protection services would be less than significant; however, even with implementation of Mitigation Measure PUB-1, the Project would be considered significant and unavoidable related to parks.

The residential components of the ORCC Specific Plan Project's generate new residents in the City which would increase the need for additional public services including fire and police protection services, and parks. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated separately by the City in a standalone EIR.

3.13.1 Environmental Setting

Fire Protection

Orange County Fire Authority (OCFA) contracts with the City to provide fire, emergency medical, and rescue services. The OCFA works with the City's Community Development Department and developers to conduct project review through an application and plan check process. OCFA Station 44 and Station 48 are located within the City at 718 Central Avenue and 3131 North Gate Road, respectively, though additional resources may respond from OCFA stations located in nearby jurisdictions as needed. In addition, OCFA and the Naval Weapons Station have a reciprocal agreement where the installation's fire department can respond to calls for service if required.

Police Protection

Police services for the City are provided by the Seal Beach Police Department (SBPD), primarily comprised of patrol, traffic enforcement, detective bureau operations, parking management, animal control services, and other public safety related services. The SBPD is also responsible for updating the Emergency Services Plan, evacuation plans, emergency aid, comprehensive communications components, and a coordination program with other local government agencies, schools, hospitals, and utility companies (City of Seal Beach 2003). Existing police facilities include the Police Station at 911 Seal Beach Boulevard, a substation at Marine Safety Headquarters at the pier, and a report writing office at the City Hall Annex building.

Marine Safety

In addition to fire and police services provided to residents, the City has a Marine Safety Department that provide safety services in the coastal and aquatic environment for the public through prevention



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education, rescue, medical aid, outreach, beach management, and enforcement. The Seal Beach Marine Safety headquarters is located at 888 Ocean Beach Avenue. The Marine Safety Department is staffed 365 days per year and the hours of staffing change seasonally. Beach lifeguards are the primary staff within the Marine Safety department and provide marine safety protection including patrolling the beach in a mobile unit, warning locals of hazardous conditions, rescuing people in distress or in danger of drowning, applying first aid, answering questions and giving information pertaining to the beach and ocean environment, removal of hazardous obstacles from sand and water, and advising the public in regard to local beach and ocean related ordinances, regulations, safety, and conduct.

Parks

Open space or outdoor recreation is defined by the City as land that is set aside for neighborhood, community or regional parks, beaches, special use parks or facilities, greenbelts, and open space corridors (City of Seal Beach 2003). According to the City's 2003 General Plan, the City has a total of 18 parks that provide 75.45 acres of parkland. Additionally, in 2021, the City acquired River's End Park which was constructed by a private developer and provides an additional 6.2 acres of parkland. Therefore, the City has a total parkland acreage of 81.65 acres.

The Quimby Act allows the City to require the dedication of parkland or payment of in-lieu fees for new development. The acreage to be dedicated is based on five acres per 1,000 residents as specified by the City's Municipal Code. The City has not met the acreage standards set forth in the General Plan. However, the City benefits from non-Quimby Act recreational amenities within its boundaries, including 80.3 acres of beaches, the 192.-acre Sunset Aquatic Marina and Park operated by the County, and the National Wildlife Refuge located within the Seal Beach Naval Weapons Station. All of these areas provide unique regional recreational opportunities (Seal Beach 2003). School district shared property also provides non-Quimby Act park facilities for use by City residents.

Water, Wastewater, and Storm Drainage Services

The City is the water service provider for the City using local groundwater from the Orange County Groundwater Basin, which is managed by the Orange County Water District (OCWD) and supplementing the water supply obtained from its regional wholesaler, Municipal Water District of Orange County (MWDOC). The City also manages the water distribution system within the City. The City does not own or operate wastewater treatment facilities but owns and operates the wastewater collection system in its service area that sends all wastewater to Orange County Sanitation District (OC San) for treatment and disposal. Additionally, storm drainage systems within the City are owned and maintained by the City; however, County and federal storm drainage channels are also located within the City. Therefore, in addition to the services outlined above, City provided public services include water supply and distribution systems, wastewater collection systems, and storm drainage systems. This section does not include an analysis of City provided water, wastewater, and storm drainage services but this text has been included to provide an outline of all relevant City provided public services. An analysis of water, wastewater, and storm drainage services provided by the City can be found in Section 3.17, Utilities and Service Systems.



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3.13.2 Regulatory Setting

State

California Building Code

The California Building Code which is in Part 2 of Title 24 of the California Code of Regulations, establishes the minimum state building standards. The CBC is currently updated every three years. The City of Seal Beach adopted the 2022 CBC and went into effect January 1, 2023. The CBC is based on the 2021 International Building Code but has been amended to account for California conditions. The CBC is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan-checked by City building officials for compliance with the CBC. Sections 13000 et seq. of the California Health and Safety Code include fire regulations for building standards (also in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training. The newest edition of the California Building Standards Code is the 2022 edition with an effective date of January 1, 2023, with the next update planned at the end of 2025 for implementation January 1, 2026.

California Fire Code

The 2022 California Fire Code incorporates, by adoption, the 2021 International Fire Code of the International Code Council, with California amendments. This is the official Fire Code for the state and all political subdivisions. It is in Part 9 of CCR Title 24. Like the CBC, the CFC is revised and published approximately every three years by the California Building Standards Commission. The City of Seal Beach adopted the 2022 California Fire Code, which became effective January 1, 2023. The CFC contains regulations for safeguarding life and property from fire hazards, including setting certain building requirements regarding hazardous materials, storage, and occupancy.

Quimby Act

Section 66477 of the California Government Code, also known as the Quimby Act, was enacted in 1965 in an effort to promote the availability of park and open space areas in California. The Quimby Act authorizes cities and counties to enact ordinances requiring the dedication of land, or the payment of fees for park and/or recreational facilities in lieu thereof, or both, by developers of residential subdivisions as conditions to the approval of a tentative map or parcel map. The Quimby Act authorizes a city or county to require that the subdivider provide three acres of park area per 1,000 persons residing within a subdivision, unless the amount of existing neighborhood and community park exceeds that limit, in which case the city or county may adopt a higher standard not to exceed five acres per 1,000 residents. The Quimby Act also specifies acceptable uses and expenditures of funds from fees. The City's General Plan has established a goal of five acres of parkland per 1,000 residents. Pursuant to the Quimby Act, the City's Municipal Code Section 10.50.010, Park Land Dedications and Fees, requires as a condition of tentative map approval, for the subdivider to dedicate land and/or pay a fee for the purpose of developing new or rehabilitating existing park or recreation facilities to serve the subdivision. The amount of new land



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to be dedicated is required to be five acres per 1,000 residents, or a fee in-lieu established within the City's adopted fee schedule.

California Coastal Commission

In partnership with coastal cities and counties, the CCC plans and regulates the use of land and water in the coastal zone. Development activities, which are broadly defined by the California Coastal Act to include (among others) construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters, generally require a coastal permit from either the CCC directly or through a Local Coastal Program, if applicable. The California Coastal Act includes specific policies (Division 20 of the PRC) that address issues such as shoreline public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, commercial fisheries, industrial uses, water quality, offshore oil and gas development, transportation, development design, power plants, ports, and public works. The policies of the California Coastal Act constitute the statutory standards applied to planning and regulatory decisions made by the CCC and by local governments. The City is currently preparing a LCP which is a planning document 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.

Regional

Airport Land Use Commission

The ALUC is governed by Public Utilities Code Section 21670 and has a basic responsibility to assist local agencies in ensuring compatible land uses in the vicinity of airports. The ALUC reviews land use proposals near civilian and military airports and other land use issues which have a potential impact on airport operations. The ALUC strives to protect the public from adverse effects of aircraft noise, ensure that people and facilities are not concentrated in areas susceptible to aircraft incidents, and to ensure that no structure or land use activities adversely affect the operational integrity of the airports or their navigable airspace. The ALUC has two specific duties according to the California Airport Land Use Planning Handbook:

1. Prepare and adopt an airport land use plan for each of its airports within its jurisdiction.
2. Review the plans, regulations, and other actions of local agencies and airport operators.

The City is located within the jurisdiction of the Orange County ALUC and land use policy changes such as the proposed zoning code update and Housing Element update would require review by the Orange County ALUC under applicable AELUP.

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. The various elements within the General Plan include goals and policies for the physical



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development of the City. The City's General Plan goals and policies applicable to public services are presented below:

Land Use Element

The City's Land Use Element contains the following goals, objectives, and policies related to public services that apply to the Project:

Parks, Recreation, and Community Beautification

An important goal of the City should be to acquire and develop recreational facilities at strategic locations throughout the community. Because open land is rapidly being developed, acquisition of park sites should be accomplished at the earliest date. Development and maintenance of these sites should follow in a relatively short period of time. The City should cooperate with other governmental agencies to promote a comprehensive plan of park acquisition and development.

Public Facilities

The City should anticipate and maintain public service demands. Future development of schools, libraries, and municipal facilities should be located in such a manner as to provide the maximum level of service to all members of the community and to promote objectives of the City.

General Plan Safety Element

The City's Safety Element contains the following policies related to public services that apply to the Project:

- **Policy 1J:** Encourage emergency vehicular access that is of a sufficient width to allow people and emergency equipment into the hazard area and still allow for evacuation, if needed.
- **Policy 4A:** Ensure that adequate facilities and fire service personnel are maintained based on population, fire hazard in and around the City, and a performance standard of an average total response time of seven minutes or less.
- **Policy 4B:** Educate and inform the public on fire safety, especially regarding landscaping installation and maintenance in urban areas, to further protect the community and the environment from unnecessary fire hazards.
- **Policy 4C:** Enhance the ability of all structures within the City to resist wildland and structural fires through ongoing, appropriate and cost-effective changes to the City's Zoning, Building and Fire Codes and standards.
- **Policy 4D:** Work with the Water Department and Orange County Fire Authority to analyze the supply and delivery aspect of the water system for fire fighting use to help identify and correct deficiencies.



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- **Policy 4E:** Develop an early warning system with Santa Ana wind fire danger to alert the public of possible precautions or safety measures that may be taken during those critical times.
- **Policy 4F:** As a condition of new development, require private responsibility for development and maintenance of necessary new fire flow water lines and hydrants in accordance with the recommendations of the Orange County Fire Authority.
- **Policy 4G:** Encourage property owners to create defensible space surrounding their homes, including providing access for fire-fighters, maintaining plantings and outdoor areas, and minimizing combustible structures.
- **Policy 4H:** Encourage property owners to consider “fire-wise” planting and the use of fire-resistant building materials, especially in landscaped and developed areas adjacent to Gum Grove Park.

Housing Element Update

The City’s Housing Element Update contains the following goals and policies related to public services that 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.

- **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 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.

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



- **Policy 4j:** Upgrade and improve community facilities and municipal services in keeping with community needs.

3.13.3 Environmental Impacts

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

Methodology for Analysis

The following analysis is based on a review of the General Plan and the Seal Beach Municipal Code.

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 public services impacts are significant.

Would the Project:

- *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?*
 - *Fire protection*
 - *Police protection*
 - *Parks*

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:

- *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:*
 - *Schools*
 - *Other public facilities*



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Impact Analysis and Mitigation Measures

Government Facilities

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:**

- **Fire protection**
 - **Police protection**
 - **Parks**
-

Impact Analysis

Fire Protection

While no specific developments are proposed by the Project, implementation of the Project would increase the potential for housing development in the City. Future development of housing facilitated by the Project would increase the number of residents in the City under build out conditions analyzed in this EIR, and would increase demand for fire protection services and thus, the potential need for additional facilities.

The increase in population as a result of future developments facilitated by the Project would be expected to generate more service calls. New fire personnel, vehicles, and equipment may be required to provide adequate response times to serve future developments. Therefore, the OCFA's costs to maintain equipment and facilities, and to train and equip personnel could also increase. However, the increase in required personnel and materials costs would be gradual over time and would grow with the incremental increase in population resulting from individual development of the identified Housing Opportunity Sites, ORCC Specific Plan Project pipeline site, and within the Main Street Program area. All identified Housing Opportunity Sites, the ORCC Specific Plan Project pipeline site, and the Main Street Program area are located within highly urbanized areas of the City already served by existing fire services and therefore, as the Project would be located within the existing service boundaries for fire protection, the Project is anticipated to be serviced by existing fire stations without additional new facilities needing to be built.

To reduce the demand of fire protection services, future developments proposed under the Project would need to comply with the City's and OCFA's fire safety requirements, which include compliance with the California Fire Code and the California Building Code. These requirements regulate new structures related to safety provisions, emergency planning, fire-resistant construction, fire protection systems, and appropriate emergency access throughout a site. Future developments would be subject to a site plan review and approval by the City and OCFA which would include review of compliance with fire safety requirements prior to obtaining a building permit. Additionally, future developments would require a final



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inspection to be conducted by the City and OCFA to ensure adequate fire safety measures are implemented prior to receiving a certificate of occupancy.

The need for additional or expansion of existing fire protection facilities as a result of future discretionary developments would need to go under CEQA review at a project-specific level. In the event new fire protection facilities are required, they would be disclosed and mitigated, as feasible, at a project-specific level. Compliance with requirements for individual project-specific CEQA review, City fire safety requirements, California Fire Code and the California Building Code requirements would reduce the impacts related to fire protection services to less than significant. The potential impacts on fire protection services generated by the Project be less than significant.

Police Protection

As stated above, while no specific developments are proposed by the Project, implementation of the Project would increase the potential for housing development and number of residents in the City which would increase demand for police protection services and thus, the potential need for additional police facilities. All identified Housing Opportunity Sites, the ORCC Specific Plan Project pipeline site, and the Main Street Program area are located within highly urbanized areas of the City already served by existing police services and therefore, would be located within the existing service boundaries for police protection. However, future developments under the Project would incrementally increase the number of residents in the City and would require expansion or additional police facilities to accommodate future growth.

Implementation of the Project would increase demand for law enforcement services incrementally as housing units are built out. The SBPD would evaluate its budget annually to provide adequate police services to accommodate additional growth; however, the additional personnel and materials costs would likely be gradual as the increase in population would occur incrementally over time.

Unless exempt, future discretionary development of identified Housing Opportunity Sites and the ORCC Specific Plan Project pipeline site, as well as new developments within the Main Street Program area facilitated by the Project would be subject to subsequent individual environmental review to analyze its potential impacts to police protection services and facilities. If impacts to police services are identified during individual environmental review, mitigation of impacts would be required, as feasible, at a project-specific level.

Depending on the population growth in the area and/or staff additions, the City may require modifications to existing facilities or the addition of new facilities. The construction of new facilities or modifications to existing facilities would be subject to subsequent environmental review at a project specific level. Unless exempt, compliance with requirements for subsequent project level CEQA review for future developments proposed under the Project would reduce impacts to police services as it would be required to analyze the potential impacts to existing services and implement mitigation measures to reduce impacts if needed. The potential impacts on law enforcement services generated by the Project be less than significant.



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Marine Safety

In addition to police service facilities, future developments under the Project may incrementally increase the use of City beaches and result in increased demand for marine safety services. Implementation of the Project would increase demand for marine safety services incrementally as the Housing Opportunity Sites, the ORCC Specific Plan Project pipeline site, and new developments within the Main Street Program area are built out. The City would evaluate its budget annually to provide adequate marine safety services to accommodate additional growth; however, the additional personnel and materials costs would likely be gradual as the increase in population would occur incrementally over time. Depending on the population growth in the area and/or staff additions, the City may require modifications to existing facilities or the addition of new facilities. The construction of new facilities or modifications to existing facilities would be subject to subsequent environmental review at a project specific level. This analysis related to marine safety is provided for informational purposes as marine safety services is not an identified impact question under CEQA.

Parks

As identified in Section 3.12, Population and Housing, under the build out conditions analyzed in this EIR, the Project would result in an estimated population increase of 2,891 residents. The City's Municipal Code Section 10.50.010 includes the Seal Beach Park Dedication Ordinance which requires five acres of parkland to be located within the City per 1,000 residents. As identified by the City, the City has a total parkland acreage of 81.65 acres which is comprised of 19 parks. Therefore, with an existing 2024 population of 24,350 residents, the City currently needs a total of 121.75 acres of parkland to meet its park standard requirement and the City currently has a parks ratio of 3.35 acres per 1,000 residents. Therefore, the City does not currently meet the desired acreage requirements for parkland and is at a deficit for parkland. With a potential increase of 2,891 residents, the Project would require an additional 14.46 acres of parkland to be developed further increasing the deficit of the City.

Thus, the future developments facilitated by the Project would result in the need for new additional park facilities. However, the City benefits from non-Quimby Act recreational amenities within its boundaries, including 80.3 acres of beaches, the 192-acre Sunset Aquatic Marina and Park operated by the County, the National Wildlife Refuge located within the Seal Beach Naval Weapons Station, and school district shared property. All of these areas provide unique regional recreational opportunities (Seal Beach 2003). The CCC regulates the use of land and water in the coastal zone including shoreline public access and recreation. Implementation of the Project would not result in a reduction in available Quimby Act park and recreational facilities or non-Quimby Act recreational amenities such as beaches and shoreline access. However, the Parks Inventory prepared as part of the City of Seal Beach Parks and Community Services Master Plan in 2013 states that it is readily apparent that the City would not be able to ever achieve the local Municipal Code standard of five acres per 1,000 people due to a high percentage of the City being developed prior to the adoption of the current acreage goal. As discussed above, the City does not currently meet the necessary acreage requirements as a significant portion of the City has been developed prior to the City adopting its parks standard. Excess park and recreation land does not exist to meet the forecast demand that would be generated by future developments facilitated by the Project and would result in impacts to parks.



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Future development of identified Housing Opportunity Sites as well as new developments within the Main Street Program area facilitated by the Project would be subject to subsequent individual environmental review to analyze its potential impacts to park facilities. If impacts to parks are identified during individual environmental review, mitigation of impacts would be required, as feasible, at a project-specific level. In addition, future residential developments would be required to comply with Municipal Code Section 10.50.010, Parkland Dedication and Fees, which requires new developments to dedicate land and/or pay a fee for the purpose of developing new or rehabilitating existing park and recreational facilities as a condition of tentative map approval. As the Project does not propose any actual development at this time, the Project is not subject to Municipal Code Section 10.50.010, Parkland Dedication and Fees, requirements at this time.

Future developments proposed under the Project's compliance with requirements for individual project specific environmental review and compliance with Municipal Code Section 10.50.010, Parkland Dedication and Fees, would reduce potential impacts related to park facilities. Mitigation Measure PUB-1 has been identified to ensure that project-specific impacts resulting from individual development projects facilitated by the Project would be reduced and mitigated to the extent feasible. However, as stated above, the City does not currently meet the necessary acreage requirements and there are limited excess park and recreation land that would be able to be developed to meet the forecast demand that would be generated by future developments facilitated by the Project. Therefore, even with implementation of Mitigation Measure PUB-1, the Project and future developments facilitated by the Project would result in substantial impacts to parks. Impacts would be significant and unavoidable.

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 residential components of the ORCC Specific Plan Project's development of approximately 167 dwelling units would be anticipated to result in generation of approximately 301 residents. The new residents generated by the residential component of the ORCC Specific Plan Project would increase the need for additional public services including fire and police protection services, and parks. With the five acres per 1,000 resident standards set by the City's General Plan, the development of the residential portion of the ORCC Specific Plan Project would require an additional 1.51 acres of parkland to offset the increase in population resulting from 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

Potentially Significant Impact.

Mitigation Measures

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



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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.

Level of Significance After Mitigation

Significant and Unavoidable Impact.

3.13.4 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 public services impacts is the City and immediate vicinity. This geographic scope is appropriate for public services as public services such as police and fire are typically provided by City departments with the respective service area being limited to the City with some service areas extending beyond the city limits but within the immediate vicinity. Additionally, though impacts to parks and applicable parks standards are evaluated at the city level, residents of cumulative developments outside of the City but located within the immediate vicinity could utilize City parks and therefore, are included in the list of cumulative developments analyzed in this section.

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 3.13-1 identifies the cumulative past, present, and probable future projects from Table 3.0-3 that may drive a potential cumulative impact related to public services and therefore were analyzed in this cumulative discussion.

Table 3.13-1: Cumulative Projects Related to Public Services

#	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,	Preparation of EIR	167



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#	Project Name	Location	Project Characteristics	Status	Total Dwelling Units
			including a bar and lounge and specialty restaurant		
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 community off Anchor Way	Potential future housing developments proposed within the Naval Weapons Station	Anticipated	65
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



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#	Project Name	Location	Project Characteristics	Status	Total Dwelling Units
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
8	Long Beach Housing Element Site	6695 E. Pacific Coast Hwy (7237020040); 6411 E. Pacific Coast Hwy (7237020051); No address (7237020904)	Candidate site identified in the City of Long Beach's Housing Element as a site for potential future residential development	Proposed in Housing Element Update (By City of Long Beach)	940
9	Long Beach Housing Element Site	1000 N Studebaker Rd (7238015021)	Candidate site identified in the City of Long Beach's Housing Element as a site for potential future residential development	Proposed in Housing Element Update (By City of Long Beach)	115
10	Orange County Housing Element Sites	11061 Los Alamitos Blvd (086-521-47); 11031 Los Alamitos Blvd (086-521-46); 3352 Katella Ave (086-521-19); 11131 Los Alamitos Blvd (086-521-23); 11088 Wallingsford Rd (086-521-11); 11171 Los Alamitos Blvd (086-521-24)	Candidate site identified in the County of Orange's Housing Element as a site for potential future residential development	Proposed in Housing Element Update (By Orange County)	619
11	Westminster Housing Element Sites	13251 Springdale	Candidate site identified in the City of	Proposed in Housing Element Update	122



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#	Project Name	Location	Project Characteristics	Status	Total Dwelling Units
		Street (203-073-04); Dorothy Lane /Melanie Lane (203-073-05); Dorothy Lane/Lee Drive (203-073-01 and 203-073-03)	Westminster's Housing Element as a site for potential future residential development	(By City of Westminster)	

Cumulative development in Seal Beach and surrounding areas, including but not limited to new development facilitated by the Housing Element, would increase demand for public services provided by the City, including fire and police protection services, and parks. The Project, including future developments facilitated by the Project, in conjunction with cumulative development citywide and within neighboring cities that are also located within the respective service areas for fire and police protection services, would increase demands for public services that could require facility expansion or construction. Potential impacts would be dependent on existing service capacity of fire and police protection services at the time of individual project approval and the incremental increase in the need for fire and police protection services resulting from other developments. Potential impacts would require evaluation at the project level when future development is proposed in accordance with the Housing Element Update and General Plan. Unless exempt, each cumulative discretionary project would require separate approval and evaluation under CEQA, which would address potential impacts to public services and identify necessary mitigation measures, where appropriate. The Project would not result in significant cumulative environmental impacts concerning fire and police protection services.

However, future developments facilitated by the Project, in conjunction with cumulative development identified in Table 3.13-1 identified above would increase demands for parks, as indicated in the discussion above. The increased demand for park facilities during the Housing Element Update's planning period (2021-2029) would be significant and would not be accommodated by the existing supply and thus, would require the need for construction or expansion of recreational facilities, the construction of which could result in significant impact. Potential increased demands for recreational facilities from cumulative development would be evaluated 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. Population growth from future developments facilitated by the Project would require an additional 14.46 acres of parkland within the City. However, even if the 14.46 acres of additional parkland was developed, the City would still continue to be at a deficit of parkland and would not be able to meet the standard of five acres per 1,000 people. The development of cumulative past, present, and probable future residential projects in the City and surrounding area would further increase the need for additional parkland in the City.

Unless exempt, each cumulative discretionary project would require separate approval and evaluation under CEQA, which would address potential impacts to recreation facilities and identify mitigation measures, where appropriate. The Project and cumulative development would result in significant and unavoidable cumulative environmental impacts concerning parks and recreation facilities. Therefore, the project would cause a cumulatively considerable impact on recreation resources, and Mitigation Measure



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PUB-1 is required. However, implementation of Mitigation Measure PUB-1 would not reduce impacts to a less than significant level and therefore, the Project would have a significant and unavoidable cumulative impact to public services.

3.13.5 References

City of Seal Beach. 2003. City of Seal Beach General Plan, December 2003.

<https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development/General-Plan>. Accessed September 2024.

