

CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES PROJECT

Draft Environmental Impact Report

Utilities and Service Systems

3.17 UTILITIES AND SERVICE SYSTEMS

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

SUMMARY OF IMPACTS

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 telecommunication facility, the construction or relation of which could cause significant environmental effects. However, with implementation of Mitigation Measure UTIL-1, impacts would be less than significant.

The Project has sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years. The impact would be less than significant.

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. The impact would be less than significant.

The residential component of the ORCC Specific Plan Project was considered within the review of the water treatment and water supply, stormwater, and wastewater capacity of this Project. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated in a standalone EIR.

3.17.1 Environmental Setting

Water Supply

The City and Golden State Water Company GSWC are retail water suppliers that provide water for their customers using the imported water supply obtained from its regional wholesaler, MWDOC and local groundwater from the Orange County Groundwater Basin, which is managed by the Orange County Water District (OCWD). The City provides water to most of the City with the exception of the Shops at Rossmoor, which is served by an investor-owned water utility, the GSWC. Further development at Housing Opportunity Site 4 - The Shops at Rossmoor would be expected to be served by GSWC. Review of the GSWC's West Orange Service Area 2020 UWMP demonstrates that the GSWC has an intertie with the City and receives a small portion of water from the City. In 2020, the GSWC received 34 AFY from the City (GSWC 2021). The City's and GSWC's 2020 UWMP indicate that both water retailers can provide sufficient water through additional purchases from MWDOC or groundwater sources managed by OCWD.

The City's Water Division operates three active groundwater wells, an active service connection with MWDOC via the West Orange County Water Board (WOCWB), emergency interconnections with other



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utilities, two reservoirs with a total storage capacity of seven million gallons (MG), two booster stations, four production wells, approximately 680 hydrants and manages 74.8-mile water mains system with approximately 5,300 service connections. Water use within the City's service area has been relatively stable in the past decade with an annual average of 3,482 AF for potable use. In Fiscal Year 2019-20, the City's water use was 3,273 AF of potable water (groundwater and imported). In Fiscal Year 2019-20, the City relied on 65 percent groundwater and 35 percent imported water. There is currently no recycled water available for use within the City's service area (City of Seal Beach 2021).

The GSWC West Orange Services Area covers approximately 15.4 square miles in western Orange County and delivers potable water to approximately 114,000 customers including the Cities of Cyprus, Stanton, Los Alamitos, and small portions to the Cities of Seal Beach, Garden Grove, and La Palma and some adjacent unincorporated county customers. GSWC West Oranges Service Area has 27,643 water service connections (GSWC 2021).

Per GSWC's 2020 UWMP, the West Orange Service Area's system is comprised of fourteen active groundwater wells with a combined capacity of 11,850 gallons per minute, owned and operated by GSWC. These well sites are disinfected locally with 12.5 percent sodium-hypochlorite injection solution. The groundwater is blended with water purchased from MWDOC. The West Orange Service Area's system has four emergency interconnections to allow sharing of supplies during short term emergencies or planned shutdowns. These interconnections include connections to the City of Garden Grove, the City of Seal Beach as mentioned previously, the City of Buena Park, and GWSC's Artesia System (GSWC 2021).

Water Conservation

Retail water suppliers are required to comply with the requirements of Water Conservation Act of 2009, also known as SB X7-7 (Senate Bill 7 as part of the Seventh Extraordinary Session), which was signed into law in 2010 and requires the State of California to reduce urban water use by 20 percent by 2020 from a 2013 baseline.

The City met its 2020 water use target and is in compliance with SB X7-7; the actual 2020 consumption was 95 gallons per capita per day (GPCD), which is below its 2020 target of 142 GPCD (City of Seal Beach 2021).

GSWC met its 2020 established water use target of 141 GPCD by achieving 111 GPCD and is also in compliance with SB X7-7 (GSWC 2021).

Water Code Section 10632 requires that every urban water supplier that serves more than 3,000 AF per year or have more than 3,000 connections prepared and adopt a standalone Water Shortage Contingency Plan (WSCP) as part of its UWMP. The City's 2020 UWMP as well as GSWC's 2020 UWMP both include their respective WSCP which provide real-time water supply availability assessment and structured steps designed to respond to actual conditions.

The WSCP serves as an operating manual that both the City and GSWC will use to prevent catastrophic service disruptions through proactive, rather than reactive, mitigation of water shortages. The WSCP



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contains processes and procedures documented in the WSCP, which are given legal authority through the Water Shortage Contingency Response Ordinance. The WSCPs have prescriptive elements, including an analysis of water supply reliability; the drought shortage actions for each of the six standard water shortage levels, that correspond to water shortage percentages ranging from 10 percent to greater than 50 percent; an estimate of potential to close supply gap for each measure; protocols and procedures to communicate identified actions for any current or predicted water shortage conditions; procedures for an annual water supply and demand assessment; monitoring and reporting requirements to determine customer compliance; and reevaluation and improvement procedures for evaluating the WSCP (City of Seal Beach 2021).

Regarding the City of Seal Beach, when shortage conditions arise, the City's governing body, its staff, and the public can easily identify and efficiently implement pre-determined steps to mitigate a water shortage to the level appropriate to the degree of water shortfall anticipated.

For GSWC, the WSCP is required to identify locally appropriate shortage response actions that align with the defined shortage stages and include demand reduction actions, supply augmentation actions, system operational changes, and mandatory prohibitions against specific water use practices that are in addition to state-mandated prohibitions and appropriate to the local conditions. For each response action the WSCP is to provide an estimate of the extent to which the gap between supplies and demand will be reduced by implementation of the action (GSWC 2021).

Water Demands and Project Growth to 2045

According to the City's UWMP, water use within the City's service area has been relatively stable in the past decade with an annual average of 3,482 AF of potable use. A stable trend is expected in the future as the City is essentially built-out and is projected to add minimum land use and small population increases (expected to increase by only 1.5 percent over the 25-year period from 2020 to 2045). Additionally, water conservation efforts in the City kept per capita water use down (City of Seal Beach 2021).

In Fiscal Year 2019-2020, the City's water use was 3,273 AF of potable water. The City's UWMP states that water demand is likely to decrease 3 percent between 2020 to 2025; however, in the long term, water demand is projected to increase 4.1 percent from 2025 through 2045. The projected water use for 2045 is estimated to be 3,306 AF (City of Seal Beach 2021).

Per GSWC's 2020 UWMP, GSWC West Orange Service Area's projected population is based on the 2020 estimated population and projected growth from SCAG. The projected growth rate for the City of Cyprus was used to project the growth rate for GSWC's West Orange Service Area through 2045. Water demand is expected to grow due to the growth in population and is projected to be 15,759 AF in 2045 (GSWC 2021).

Wastewater

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 from collection pipes to OC San trunk pipes



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to transport wastewater for treatment and disposal. The sewer collection system owned by the City encompasses about 1,705 acres, includes approximately 34 miles of sewer main, and serves about 5,000 customers. The City collects wastewater from approximately 90 percent of the City, including Leisure World but excluding Bixby Ranch, The Shops at Rossmoor, and the Surfside residential community. Housing Opportunity Site 2 - Leisure World would receive wastewater collection services from the City of Seal Beach with a short sewer pipe connected to the OC San collection system. The Bixby Ranch and the existing Shops at Rossmoor are served by the Rossmoor/Los Alamitos Area Sewer District, and Surfside residential community is served by the Sunset Beach Sanitary District (City of Seal Beach 2018). Housing Opportunity Site 4 - The Shops at Rossmoor, would likely receive wastewater services from the Rossmoor/Los Alamitos Area Sewer District. Similar to the City, wastewater is collected by the Rossmoor/Los Alamitos Area Sewer District and ultimately flows to OC San for treatment and disposal (Rossmoor/Los Alamitos Area Sewer District 2001).

The wastewater collected in the City's system is conveyed to OC San's extensive system of gravity flow sewers, pump stations, and pressurized sewers. Ultimately, the wastewater is treated at OC San treatment plants in Fountain Valley (Plant No. 1) and Huntington Beach (Plant No. 2). Plant No. 1 has a total rated primary capacity of 108 million gallons per day (MGD) and a secondary treatment capacity of 80 MGD. Plant No. 2 has a rated primary capacity of 168 MGD and secondary treatment capacity of 90 MGD. Both plants share a common ocean outfall, but Plant No. 1 currently provides all its secondary treated wastewater to OCWD's Groundwater Replenishment System (GWRS) for beneficial reuse. The 120-inch diameter ocean outfall extends 4 miles off the coast of Huntington Beach. A 78-inch diameter emergency outfall also extends 1.3 miles off the coast. In 2020, 2,520 AF of wastewater was collected from the City (City of Seal Beach 2021).

Storm and Drainage

The City has two drainage systems – the sewer and the storm drains. Sewers carry waste to a sewage treatment plant where the water is cleaned and then reused or deposited into the ocean away from beaches. The storm drain system was designed to solely prevent flooding of City streets by carrying excess rainwater out to the ocean.

Energy and Natural Gas

Southern California Gas Company is the gas provider and Southern California Edison is the electricity provider for the City.

Solid Waste

Republic Services provides solid waste (trash) services for the City except for Leisure World which is served by Athens Services.

Telecommunications

A variety of private telecommunications systems are offered within Seal Beach, including Spectrum, Verizon, and Frontier.



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3.17.2 Regulatory Setting

Federal

Clean Water Act

Section 304 of the CWA establishes primary drinking water standards and requires states to ensure that potable water retailed to the public meets these standards. State primary and secondary drinking water standards are promulgated in CCR Title 22, Sections 64431–64501. Secondary drinking water standards incorporate non-health risk factors including taste, odor, and appearance. The NPDES regulates the discharge of drainage to surface waters. Federal NPDES regulations are administered by the SWRCB and through the RWQCB. The City is under the jurisdiction of the Santa Ana RWQCB.

State

Porter Cologne Water Quality Control Act

The State of California established the SWRCB, which oversees the nine RWQCBs, through Porter-Cologne. Through the enforcement of Porter Cologne, the SWRCB determines the beneficial uses of the waters (surface and groundwater) of the state, establishes narrative and/or numerical water quality standards, and initiates policies relating to water quality. The SWRCB and, more specifically, the RWQCB, are authorized to prescribe Waste Discharge Requirements for the discharge of waste, which may impact the waters of the state. Furthermore, the development of water quality control plans, or Basin Plans, is required by Porter-Cologne to protect water quality. The SWRCB issues both general construction permits and individual permits under the auspices of the federal NPDES program.

Urban Water Management Planning Act

In 1983, the California Legislature enacted the Urban Water Management Planning Act (Water Code Sections 10610–10656). The Urban Water Management Planning Act requires that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 AFY shall prepare and adopt an UWMP. Water suppliers are required to prepare a UWMP within a year of becoming an urban water supplier and update the plan at least once every five years. The Urban Water Management Planning Act also specifies the content that is to be included in an UWMP. It is the intention of the legislature to permit levels of water management planning commensurate with the number of customers served and the volume of water supplied. The Urban Water Management Planning Act states that urban water suppliers should make every effort to ensure the appropriate level of reliability in their water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple-dry years. The Urban Water Management Planning Act also states that the management of urban water demands, and the efficient use of water shall be actively pursued to protect both the people of the state and their water resources. The City's 2020 UWMP was adopted in June 2021.

Making Conservation a California Way of Life Regulation

In 2018, the state legislature passed AB 1668 and SB 606, the Making Conservation a California Way of Life Regulation, which took effect in January 2025. The regulation directs the State Water Board to



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establish individualized efficiency goals and performance measures for each Urban Retail Water Supplier. The goals are based on the supplier's service area and give suppliers flexibility to implement locally appropriate solutions. The goal of this regulation is to reduce urban water use by over 400,000 AF by 2030.

California Integrated Waste Management Act (AB 939 and AB 341)

To minimize the amount of solid waste that must be disposed of by transformation (i.e., recycling) and land disposal, the Legislature passed the California Integrated Waste Management Act of 1989 (AB 939), effective January 1990. According to AB 939, all cities and counties are required to divert 25 percent of all solid waste from landfill facilities by January 1, 1995, and 50 percent by January 1, 2000. Solid waste plans are required to explain how each city's AB 939 plan will be integrated within its respective county plan. They must promote (in order of priority) source reduction, recycling and composting, and environmentally safe transformation and land disposal. In 2010, the state legislature passed AB 341 (Chesbro) which set a statewide recycling goal of 75 percent by 2020, which is anticipated to be achieved through source reduction, recycling, and continued diversion of materials such as organic wastes.

California Senate Bill 1383

SB 1383 mandates a significant reduction in organic waste sent to landfills, aiming to reduce methane emissions from landfills, a major source of greenhouse gases. Beginning in 2022 SB 1383 requires reduction of organic waste within landfills. The law sets the following targets for 2025: (1) 75 percent less organic waste sent to landfills; and (2) 20 percent of unsold, still-edible food sent to food recovery organizations.

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 utilities and service systems are presented below:

Housing Element Update

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.

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



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- **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 6: Encourage more efficient energy use in residential developments.

- **Policy 6a:** Promote energy conservation through “green building” techniques that reduce water consumption, improve energy efficiency and lessen a building’s overall environmental impact.

City of Seal Beach Municipal Code

Chapter 9.37, Water Shortage Contingency Response, of the City’s Municipal Code outlines permanent mandatory water conservation measures that include baseline conservation measures to be taken in times of normal water supply conditions. These permanent mandatory water conservation measures include, but are not limited to, limits on watering hours, control of runoff water, limits on watering duration, and guidelines for washing vehicles and equipment.

3.17.3 Environmental Impacts

This section analyzes the Project’s potential to result in significant utilities and service systems 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 documents pertaining to the Project site, including the General Plan, UWMP, the WSA prepared for the Project by Stantec Consulting Services in April 2025 (Appendix G), and Section 2.0, Project Description, of this EIR. The following impact discussions consider the impacts of the Project related to utilities and service systems in the City.

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 utilities and service system impacts are significant.



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Would the Project:

- *Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?*
- *Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?*

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:

- *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or other impair the attainment of solid waste reduction goals?*
- *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Impact Analysis and Mitigation Measures

Relocation or Construction of Utility Facilities

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.
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Impact Analysis

The Project does not propose any development. However, the Project would identify a series of implementing actions, including rezoning of Housing Opportunity Sites, establishment of a new zoning designation, and implementation of the Main Street Program, to increase housing development capacity within the City that would induce population growth. Therefore, increased demand for utilities and facilities would occur incrementally as future developments are proposed on the eight Housing Opportunity Sites or within the Main Street Program area. Future developments facilitated by the Project would occur and may be subject to discretionary permits as market conditions allow and at the discretion of the individual property owners. The majority of the City's developable area is already developed, and nearly all the Housing Opportunity Sites and the area within the Main Street Program are already developed with some sort of active use and are served by existing utilities. In general, some future developments within the Housing Opportunity Sites and Main Street Program area would require minor tie-ins, or the construction



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of short utility lines or piping, to utilities that are already present in adjacent roadways, the construction of which would not result in significant environmental impacts. Development on Housing Opportunity Site 8 – 99 Marina Drive may require upsizing of water mains to mitigate fire flow deficiencies (Personal Communication, April 30, 2025). Future development projects facilitated by the Project would be required to undergo site-specific utilities design analysis when proposed.

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 component of the ORCC Specific Plan Project would be developed on an existing golf course adjacent to developed areas of the city. The residential component of the ORCC Specific Plan Project would require minor tie-ins, service connections, or the construction of short utility lines or piping, to existing utilities that are already present on the existing site or in adjacent roadways that would occur as part of construction. Therefore, the 167 dwelling units proposed under the ORCC Specific Plan Project were considered within the analysis of this Project. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated in a standalone EIR.

Water Facilities

The City owns and maintains the water distribution system that provides water service to the City's residents and businesses, excluding The Shops at Rossmoor that receives water service from the GSWC. As discussed above, future development projects facilitated by the Project would be required to undergo environmental review when proposed and project applicants would be required to ensure that the City has sufficient capacity to provide water as specific development projects are proposed. Future developments under the Project would also be required to comply with the CALGreen Code, which requires that new construction use high-efficiency plumbing fixtures, such as high-efficiency toilets, urinals, showerheads, and faucet fixtures. For outdoor water use, the CALGreen Code requires that irrigation controllers be weather- or soil moisture-based and automatically account for rainfall or be attached to a rainfall sensor. Additionally, future development projects would be required to comply with the City's Water Efficient Landscape Ordinance. Implementation of water conservation and efficiency measures would minimize the potable water demand generated and lessen the need for capacity or other improvements to the water system. Future developments would be expected to connect to the City's water supply system and GSWC's West Orange system (Housing Opportunity Site 4 – The Shops at Rossmoor) and would provide infrastructure/pipelines that are adequately sized to accommodate its potable water and fire flow demands.

Future development of Housing Opportunity Site 8 – 99 Marina Drive, may result in deficiencies of the existing water infrastructure to deliver adequate fire flow to the site (Personal Communication, April 30, 2025). During site development, a supplemental evaluation shall be conducted to verify the fire flow deficiencies are valid.

All future development 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 future development project would require improvements to the water facilities to meet the state, County,



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and local standards and requirements to serve the future development project site location. As required by Mitigation Measure UTIL-1 described below, if improvements, such as upsizing distribution mains or constructing new public distribution mains, are needed due to deficiencies to meet state, County, and local standards and requirements at the future development project site location, the proposed future development project shall 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.

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 component of the ORCC Specific Plan Project would result in additional demand to water supplies and water system infrastructure. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated in a standalone EIR.

Wastewater Treatment and Collections System

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 OC San for treatment and disposal. Housing Opportunity Site 4 – The Shops at Rossmoor would receive wastewater services from Rossmoor/Los Alamitos Area Sewer District which collects wastewater then sends it to OC San and Housing Opportunity Site 2 – Leisure World would receive wastewater collection services from the City of Seal Beach with a short sewer pipe connected to the OC San collection system. All other Housing Opportunity Sites and the Main Street Program would receive wastewater collection services from the City. OC San had an estimated average daily flow of 192 MGD during 2023-2024. As discussed under Impact UTIL-3 the Project would have a potential increase of 256,960 gpd of wastewater which would represent a 0.13 percent increase from existing flows. As the Project would result in a less than one percent increase from existing wastewater flows treated at OC San's two wastewater treatment facilities, wastewater generated by buildout of the Housing Opportunity Sites and within the Main Street Program area would be anticipated to be served by OC San's existing treatment capacity. Additionally, OC San levies connection fees for new or expanded sewer connections, including those to new development. These connection fees help fund the costs associated with providing wastewater facility capacity to both new users requiring new connections, as well as existing users requiring additional capacity.

Regardless, future development projects facilitated by the Project would be required to undergo site-specific analysis when proposed. The City will also ensure that there is adequate sewage collection, treatment, and disposal facilities at the time specific development projects are proposed. Future developments facilitated by the Project would be required to comply with the CALGreen Code, which requires that new construction use high-efficiency plumbing fixtures, such as high-efficiency toilets, urinals, showerheads, and faucet fixtures. Implementation of water conservation and efficiency measures would reduce the wastewater generated by the future development projects. Future developments would be expected to connect to existing wastewater infrastructure in areas and would provide infrastructure/pipelines that are adequately sized to accommodate its demands or upsize the sewer main to meet the City's capacity requirements.



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Future development of the ORCC Specific Plan Project may result in capacity deficiencies due to the existing wastewater infrastructure's ability to adequately serve the project (Personal Communication, April 30, 2025). Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated in a standalone EIR. 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 component of the ORCC Specific Plan Project would have a potential increase of 26,720 gpd of wastewater. Therefore, the total 1,773 units from the Project and the ORCC Specific Plan Project would have a total potential increase of 0.14 percent increase from the existing flows of OC San during 2023-2024. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated in a standalone EIR.

Stormwater Drainage

The City has two drainage systems – the sewer and the storm drains. Sewers carry waste to a sewage treatment plant where the water is cleaned and then reused or deposited into the ocean away from beaches. The storm drain system was designed to solely prevent flooding of City streets by carrying excess rainwater out to the ocean. The existing stormwater drainage facilities serving the City include City facilities as well as USACE/Los Angeles County Flood Control District facilities, Orange County Flood Control District facilities, and private facilities (City of Seal Beach 2008).

The Housing Opportunity Sites and the Main Street Program are primarily located in developed areas. Housing Opportunity Site 8 – 99 Marina Drive is undeveloped and contains pervious surfaces that may increase stormwater flows. However, future development projects facilitated by the Project would be required to undergo site-specific analysis when proposed. This process would ensure that impacts on the storm drainage system due to new development are considered. Future developments facilitated by the Project would be subject to Seal Beach Municipal Code Section 10.15.065, Storm Drainage, which require storm drainage systems to be designed with adequate capacity to accommodate ultimate development of the drainage area and require all proposed storm drainage facilities plans be approved by the City Engineer. All stormwater infrastructure, including on and offsite improvements, would connect to the City's existing storm water infrastructure and would be designed to handle the anticipated stormwater runoff. Due to the City's stormwater regulations, the pre- and post- project drainage would have to be accommodated onsite so the project would not require construction of new storm water treatment and conveyance facilities.

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 component of the ORCC Specific Plan would be constructed on an existing golf course and, therefore, may lead to an increase in stormwater from new impervious surfaces. However, all developments within the City would be subject to Seal Beach Municipal Code Section 10.15.065, Storm Drainage. Therefore, the 167 dwelling units proposed under the ORCC Specific Plan Project were considered within the analysis of this Project. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated in a standalone EIR.



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Energy and Natural Gas

Southern California Gas Company is the gas provider and Southern California Edison is the electricity provider for the City. The Housing Opportunity Sites and the Main Street Program area are located in a developed area that is situated near existing electric power, natural gas, and telecommunications facilities. Individual development would be required to comply with CALGreen and construct energy efficient structures. The Southern California Gas Company provides natural gas to over 21.1 million consumers and Southern California provides electricity to over 15 million customers. The addition of the Project's dwelling units would represent a negligible increase in customers to both utility retailers (Southern California Gas Company 2025, Southern California Edison 2025). Moreover, the majority of natural gas demand within the state comes from non-residential sources such as commercial, industrial, and transportation (California Gas and Electric Utilities 2024, CEC 2025). Thus, future developments would not be expected to require the construction or expansion of electric power and natural gas facilities.

Telecommunications

Seal Beach is served by a variety of private telecommunication providers, including Spectrum, Verizon, and Frontier. The Housing Opportunity Sites and the Main Street Program area are in a developed area that is situated near existing cable, phone, and fiber optic lines. The addition of 1,606 dwelling units from the eight Housing Opportunity Sites and Main Street Program in a developed area serviced by existing telecommunication providers would not be anticipated to require the construction or expansion of telecommunication facilities.

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 component of the ORCC Specific Plan would require electricity, natural gas, and telecommunications. However, the residential component of the ORCC Specific Plan Project would be constructed in a developed area and would be required to meet all local and state guidelines including CALGreen. Therefore, the 167 dwelling units proposed under the ORCC Specific Plan Project were considered within the analysis of this Project. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated in a standalone EIR.

Conclusion

Overall, future development construction and operation would result in increased water, wastewater treatment, storm drainage, electric power, natural gas, and telecommunications demands, and wastewater generation. Any construction and operational effects on utilities and service systems from future development in accordance with the Project would be subject to compliance with all federal, state, and local requirements for minimizing construction and operational impacts to utilities, including water and wastewater system capacities, solid waste reduction goals, and supplies of electric power, natural gas, and telecommunications.

All future developments facilitated by the Project would be required to meet the mandatory requirements under the City's various programs aimed at ensuring adequate supplies and service infrastructure are



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available to serve the development. Implementation of Mitigation Measure UTIL-1 and adherence to these programs, requirements, and regulations would minimize impacts to utilities and service systems to less than significant levels.

Level of Significance Before Mitigation

Potentially Significant Impact.

Mitigation Measures

MM 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.
- 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.

Level of Significance After Mitigation

Less Than Significant Impact with Mitigation.



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Water Supply

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.
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Impact Analysis

According to the 2020 UWMPs for the City of Seal Beach and for GSWC West Orange Service Area, the projected supplies available to each retailer during any normal, single dry, or multiple consecutive dry water years out to 2045 would be adequate to meet the demands; however, these demands did not account for the increased water demand resulting from the Project. Therefore, the Project requires preparation of a WSA to determine if sufficient water supplies would be available to serve buildout of the Project.

A WSA was prepared for the Project by Stantec Consulting Services in April 2025 (Appendix G). As identified in the WSA, the eight Housing Opportunity Sites and the Main Street Program area have existing structures that have existing water uses. These existing water demands were a part of the City's and GSWC's demand analysis in their respective 2020 UWMPs and therefore, the WSA calculated the additional demand that would result at these sites from buildout of the Project. The Housing Element Update plans for up to 1,339 new dwelling units in the City by 2029 to accommodate its RHNA allocation of 1,243 units. However, the assumed residential development potential of the Housing Element Update is developed using conservative assumptions that would develop the Housing Opportunity Sites below the maximum allowable density. For the purposes of analysis contained in this EIR, a more intense level of development (maximum buildout) was analyzed so that potential impacts resulting from projects that might propose maximum developable densities are considered as part of this EIR. Therefore, the analysis contained herein as well as the analysis contained in the WSA assumed maximum buildout under the Project. The WSA determined that the maximum buildout scenario of the eight Housing Opportunity Sites and within the Main Street Program would result in an additional water demand of 361,350 gpd or 405 AFY. This includes 139 AFY for Housing Opportunity Site 4 – The Shops at Rossmoor served by GSWC, and 266 AFY for the remaining seven Housing Opportunity Sites served by the City of Seal Beach. During dry years the demands area expected to increase to a total of 435 AFY, which includes 153 AFY for Housing Opportunity Site 4 – The Shops at Rossmoor, and 282 AFY for the remaining Housing Opportunity Sites.

The WSA compared the percentage increase in water demand over a 25-year period due to the Project for a normal year and the highest demand from the five-year period of multiple dry years as a worst-case scenario for portions of the Project served by the City of Seal Beach and GSWC.

See Table 3.17-1 and Table 3.17-2 below for a comparison of each of the 2020 UWMP's projected supply and demand, as well as projected demand with the additional Project demand during normal years.



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Table 3.17-1: City's Normal Year + Additional Project Demand and Supply Comparison

Water Sources	2025	2030	2035	2040	2045
Projected Supply 2020 UWMP (AFY)	3,175	3,368	3,342	3,317	3,306
Projected Demand 2020 UWMP (AFY)	3,175	3,368	3,342	3,317	3,306
Projected Demand +Additional Project Demand (AFY) minus Housing Opportunity Site 4	3,175	3,634	3,608	3,583	3,572
Demand Increase	0%	8%	8%	8%	8%
Additional Supply Required	0	266	266	266	266

Table 3.17-2: GSWC's Normal Year + Additional Project Demand and Supply Comparison

Water Sources	2025	2030	2035	2040	2045
Projected Supply 2020 UWMP (AFY)	14,137	14,527	14,926	15,337	15,759
Projected Demand 2020 UWMP (AFY)	14,137	14,527	14,926	15,337	15,759
Projected Demand + Housing Opportunity Site 4 Additional Project Demand (AFY)	14,137	14,666	15,065	15,476	15,898
Demand Increase	0%	1%	1%	1%	1%
Additional Supply Required	0	139	139	139	139

As shown in the tables above, an additional supply of 266 AFY and 139 AFY would be required during normal years to serve the projected City and GSWC's demand with the additional Project demand, respectively.

See Table 3.17-3 and Table 3.17-4 for a comparison of supply versus demand for the most severe year within the multiply dry year period for the City and for GSWC, respectively. Like the City's 2020 UWMP, the WSA assumed the same percentage increase (6 percent) above average supply for the additional water demand from the Project during dry years. As such, using the 6 percent increase from 266 AF equals 282 AF of additional supply required for the City.



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Table 3.17-3: City's Most Severe Demands of Multiple-Dry Year + Additional Project Demand and Supply Comparison

	2025	2030	2035	2040	2045
Fifth Year					
Projected Supply 2020 UWMP (AF)	3,366	3,570	3,543	3,516	3,504
Projected Demand 2020 UWMP (AF)	3,366	3,570	3,543	3,516	3,504
Projected Demand + Additional Project Demand (AF)	3,366	3,852	3,825	3,798	3,786
Demand Increase	0%	8%	8%	8%	8%
Additional Supply Required	0	282	282	282	282

In accordance with GSWC's 2020 UWMP, a 10 percent increase in water supply is required during dry years compared to normal years for GSWC's portion of the Project. Therefore, with the 10 percent increase applied to GSWC's portion of the Project demand of 139 AF, GSWC would require a total supply of 153 AF during multiple dry years.

Table 3.17-4: GSWC's Most Severe Demands of Multiple-Dry Year + Additional Project Demand and Supply Comparison

	2025	2030	2035	2040	2045
Fifth Year					
Projected Supply 2020 UWMP (AF)	15,893	16,330	16,780	17,242	17,335
Projected Demand 2020 UWMP (AF)	15,893	16,330	16,780	17,242	17,335
Projected Demand + Additional Project Demand (AF)	15,893	16,483	16,933	17,395	17,488
Demand Increase	0%	1%	1%	1%	1%
Additional Supply Required	0	153	153	153	153

As identified in the WSA, based on the estimated additional water required for the Project, an approximate 8 percent increase in supply is required to meet these demands for the City, and approximately 1 percent increase in supply is required to meet the demands for GSWC.

According to both the City's 2020 UWMP and GSWC's 2020 UWMP, after 2025, the BPP within the OC Basin is assumed to be set at 85 percent for retail water suppliers. This would mean that the portfolio for each retail water supplier that pumps groundwater from the OC Basin, would be composed of 85 percent groundwater and 15 percent imported water. As part of the OCWD's Groundwater Reliability Plan, the groundwater levels are managed within a safe operating range to mitigate land subsidence, provide sustainability to the basin, and reduce the risk of overdraft. OCWD assesses the basin annually and sets a BPP uniformly for all producers, which is defined as the percentage of the retail water supplier's total water demand that comes from groundwater.



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The BPP is based on estimated demands from all groundwater producers, the amount of imported water available from MET, the estimated basin operating range, basin storage conditions, the amount of recharge water available to OCWD, and other factors. Groundwater producers meet bi-annually with OCWD to establish an RA based on demands estimated from the previous year and the amount of groundwater that has been pump during the year. While there is no legal limit as to how much a groundwater producer pumps from this basin, agencies that pump above the established BPP are charged a RA fee plus a BEA fee. OCWD forecasts that the basin will be able to sustain a BPP of 85 percent beyond 2025 to meet demands from groundwater producers. Since the BPP is established annually by OCWD's assessment of the OC Basin, the BPP is subject to change. For this analysis, the BPP is assumed to be held at 85 percent through 2045.

The City's and GSWC's projected water supplies identified in their respective 2020 UWMPs would not be adequate to serve the additional demand that would result from maximum buildout of the Project. However, each retail water supplier would be able to meet the projected and additional demand associated with the Project through 2045 with a combination of groundwater production and imported water purchased. Imported MET water purchases through MWDOC and groundwater production within the OC Basin are established annually via agency coordination based on the estimated demands and various other factors in Orange County. These estimated demands will include the Project starting in 2029.

Based on MET's reliability and sustainable management of the OC Basin by OCWD, the WSA concluded that the additional demand from the Project along with the projected demands from the UWMP can be met as these additional demands would be accounted for during coordination and BPP establishment for the following year. With the BPP set at 85 percent, the Project's demand increase of 435 AF during dry years would require total additional ground water pumping of 370 AF and total additional purchasing of 65 AF from imported sources. This represents approximately a 0.1 percent increase in total groundwater production over the estimated average within the OC Basin and a 0.05 percent increase over the total estimated average water purchased from MWDOC for retail sales. Each retail water supplier's portion of the Project is presented in Table 3.17-5.

Table 3.17-5: Summary of Groundwater and Imported Water Sources for Project Retail Water Suppliers based on BPP of 85 Percent during dry years

Retail Water Supplier	Groundwater (AFY)	Imported Water (AFY)	Total (AFY)
City of Seal Beach (Housing Opportunity Sites 1, 2, 3, 5, 6, 7, 8, Main Street Program)	240	42	282
GSWC West Orange Service Area (Housing Opportunity Site 4 – The Shops at Rossmoor)	130	23	153
Additional Supply Required	370	65	435

For any demands beyond the annual estimates within the retail water suppliers service area, the retail water supplier may either have to increase groundwater production beyond the BPP established by



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OCWD, which may result in costs incurred associated with RA and BEA or would need to purchase more imported water from MWDOC to provide adequate supplies to meet the increased demand.

As shown in Table 3.17-5, Housing Opportunity Site 4 - The Shops at Rossmoor, is anticipated to receive water distribution service from GSWC. The remaining Housing Opportunity Sites and the Main Street Program would be served by the City of Seal Beach. This has been accounted for in the additional demand from the Project the supply analysis described in the WSA, and there would be adequate water supplies available to serve the Project during normal, dry, and multiple dry years. As such, the Project would have a less than significant impact related to water supplies.

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 WSA determined that the maximum buildout scenario of the seven Housing Opportunity Sites and the Main Street Program served by the City would result in an additional water demand of 266 AFY (1,054 dwelling units) for a normal water year. Scaling to the residential component of the ORCC Specific Plan Project, the additional 167 units would result in an additional water demand of 42 AFY for a total of 308 AFY above the projected demands established in the City's 2020 UWMP. With the additional demands associated with the Project, the City would require additional water supplies to be able to meet the City's projected overall demand. As identified in the WSA, based on the estimated additional water required for the Project and the residential component of the ORCC Specific Plan Project, an approximate 9.3 percent increase in supply is required to meet these demands. Based on MET's reliability and sustainable management of the OC Basin by OCWD, the WSA concluded that the additional demand from the Project along with the projected demands from the UWMP can be met as these additional demands would be accounted for during coordination and BPP establishment for the following year. With the BPP set at 85 percent, additional demands of 308 AF would require ground water pumping of 262 AF and purchasing of 46 AF from imported sources for the City. This represents approximately a 0.12 percent increase in groundwater production over the estimated annual average within the OC Basin and a 0.05 percent increase over the estimated annual average MET water purchased for retail sales.

For any demands beyond the annual estimates, the City may have to increase groundwater production beyond the BPP established by OCWD, which may result in costs incurred associated with RA and BEA. The other option would be to purchase more imported water from MWDOC to provide adequate supplies to meet the increased demand. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated 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.



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Wastewater Treatment and Collection System

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.
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Impact Analysis

As outlined in the City's 2020 UWMP, 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 OC San for treatment and disposal. Housing Opportunity Site 4 - The Shops at Rossmoor would receive wastewater services from Rossmoor/Los Alamitos Area Sewer District which collects wastewater then sends it to OC San, and Housing Opportunity Site 2 – Leisure World would receive wastewater collection services from the City with a short sewer pipe connected to the OC San collection system. Ultimately, the wastewater is treated at OC San treatment plants in Fountain Valley (Plant No. 1) and Huntington Beach (Plant No. 2) (City of Seal Beach 2021). As identified on OC San's website, in 2023-2024 the estimated average daily flow of wastewater received at Plant No. 1 was 124 MGD and 68 MGD at Plant No. 2 for a total wastewater received of 192 MGD (OC San 2024).

The City's 2018 Sewer System Master Plan includes unit flow factors based on various land uses to calculate the amount of potential wastewater flows. For a high-density residential development, the unit flow factor is identified as 160 gpd per dwelling unit (City of Seal Beach 2018). The Project's maximum buildout scenario would result in construction of up to 1,606 dwelling units from the eight Housing Opportunity Sites and the Main Street Program. Utilizing the unit flow factor identified in the City's Sewer System Master Plan, 1,606 dwelling units from the eight Housing Opportunity Sites and the Main Street Program developed as high-density residential uses would result in 256,960 gallons of wastewater produced per day. As identified above, OC San had an estimated average daily flow of 192 MGD during 2023-2024. Therefore, the potential increase of 256,960 gpd of wastewater would represent a 0.13 percent increase from existing flows. As the Project would result in a less than one percent increase from existing wastewater flows treated at OC San's two wastewater treatment facilities, wastewater generated by buildout of the Housing Opportunity Sites and within the Main Street Program area would be anticipated to be served by OC San's existing treatment capacity. Though the wastewater treatment provider is anticipated to have capacity to serve future developments under the Project, project applicants would be required to ensure that adequate treatment capacity is available at the time specific development projects are proposed.

In addition, OC San levies connection fees for new or expanded sewer connections, including those to new development. These connection fees help fund the costs associated with providing wastewater facility capacity to both new users requiring new connections, as well as existing users requiring additional capacity. Future developments under the Project would be subject to discretionary permits and required to adhere to all federal, state, and local requirements related to wastewater treatment during construction and operations. Future developments would be required to comply with the CALGreen Code, which requires that new construction use high-efficiency plumbing fixtures, such as high-efficiency toilets, urinals, showerheads, and faucet fixtures. Implementation of water conservation and efficiency measures would reduce the wastewater generated.



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Future buildout of development projects facilitated the Project would occur incrementally and would be required to consult with the wastewater treatment provider to ensure that they have adequate capacity to treat the increased amount of wastewater generated by the proposed development. Through personal conversations with the City of Seal Beach, regarding the Housing Opportunity Sites and the Main Street Program, the Project poses no significant impacts to the existing wastewater infrastructure. The Project is not anticipated to 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. 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 residential component of the ORCC Specific Plan Project would have a potential increase of 26,720 gpd of wastewater. Therefore, the total 1,773 dwelling units from the Project and ORCC Specific Plan Project would have a total potential increase of 0.14 percent increase from the existing flows of OC San during 2023-2024. Therefore, implementation of the Project and the residential component of the ORCC Specific Plan Project would continue to result in a less than one percent increase from existing wastewater flows treated as OC San's two wastewater treatment facilities. Therefore, the 167 dwelling units proposed under the ORCC Specific Plan Project were considered within the analysis of this Project. Future development of the ORCC Specific Plan Project may result in capacity deficiencies due to the existing wastewater infrastructure's ability to adequately serve the project (Personal Communication, April 30, 2025). Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated 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.

3.17.4 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)).

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. As identified in Table 3.0-2 in Section 3.0, Environmental Analysis, the geographic scope of impacts for utilities and service systems is limited to a local geographic area. Cumulative impacts on the utility and service



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systems include impacts from the Project as well as the ORCC Specific Plan Project and the Lampson Project. It should be noted that the ORCC Specific Plan Project and Lampson Project are being evaluated in respective standalone EIR's. See Table 3.17-6.

Table 3.17-6: Cumulative Projects Related to Utility and Service Systems

#	Project Name	Location	Project Characteristics	Status	Total Residential 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
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

Future developments facilitated by the Project, in conjunction with cumulative development in the City or projects like the ORCC Specific Plan Project and the Lampson Project, would increase housing development and could result in increased water demands requiring additional water supply and increased wastewater generation. It is estimated that water demands would increase by 42 AF and 51 AF (Lampson EIR), respectively, for the ORCC Specific Plan Project and Lampson Project. Wastewater generation is estimated to increase by 26,720 gpd and 49,468 gpd (Lampson EIR) respectively, for the ORCC Specific Plan Project and Lampson Project.

Including the Project, the additional water demand from the cumulative developments equates to a total water demand increase of 498 AF during normal years. Based on MET's reliability and sustainable management of the OC Basin by OCWD it is anticipated that these demands can be met with the established BPP and imported water purchases from MWDOC at the time of project development and will have a less than significant impact.



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Though the wastewater treatment provider is anticipated to have capacity to serve future developments under the Project, project applicants would be required to ensure that adequate treatment capacity is available at the time specific development projects are proposed.

Regarding utility and service system facilities, the potential for cumulative impacts in conjunction with cumulative development is not anticipated. The impacts posed by the Project and cumulative projects are site specific and may impact the infrastructure in the immediate vicinity of those projects only. Therefore, cumulative impacts from the Project in conjunction with cumulative projects are not anticipated due to the proximity of the cumulative developments to the Project.

Future development of the ORCC Specific Plan Project may result in capacity deficiencies due to the existing wastewater infrastructure's ability to adequately serve the project (Personal Communication, April 30, 2025). Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated in a standalone EIR. A standalone EIR was prepared for the Lampson Project (SCH. No. 2022090476) and identified less than significant impacts to the wastewater infrastructure from the Lampson Project. This information is included in this EIR for discussion purposes. However, cumulative impacts from the Project in conjunction with cumulative projects may result in deficiencies to the existing wastewater infrastructure. Future impacts shall be analyzed at the time of project specific evaluation.

Unless exempt, future developments on the Housing Opportunity Sites and within the Main Street Program area facilitated by the Project would be subject to discretionary permits and require CEQA evaluation at the project-level. This means that each individual project, unless exempt, would require separate discretionary approval and CEQA assessment, which would address potential cumulative utilities and service systems impacts and identify necessary mitigation measures, where appropriate.

3.17.5 References

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