



PUBLIC NOTICE CITY OF SEAL BEACH COMMUNITY DEVELOPMENT

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF SEAL BEACH HOUSING ELEMENT AND ZONING CODE UPDATES

Notice is hereby given by the Community Development Department of the City of Seal Beach that a draft Environmental Impact Report (DEIR) has been prepared for the Housing Element and Zoning Code Updates Project. The DEIR will be available for public review and comment for 45 days commencing Friday, May 9, 2025, and ending Monday, June 23, 2025. The City of Seal Beach is the lead agency for the preparation of this DEIR. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the DEIR.

Project Location: City of Seal Beach, including eight housing opportunity sites, Main Street Program, Old Ranch Country Club Pipeline Project, and Accessory Dwelling Units (ADUs) throughout the city totaling approximately 259.45 acres, of which 60.05 acres are developable.

Project Description: The Project is the City's Housing Element Update and its resulting zoning code update and rezoning program. The Housing Element Update identifies Housing Opportunity Sites throughout the city that have the potential for providing additional housing to meet the City's Regional Housing Needs Allocation (RHNA). The sites are broken into two categories: (a) underutilized sites that do not require zoning code changes and (b) sites where zoning modifications are proposed because the current capacity of these underutilized sites is not sufficient to fully accommodate the RHNA in all income categories. In addition, the sites inventory also identifies the Main Street Program, ADUs, and the Old Ranch Country Club Pipeline Project in its Housing Element Update.

Public Review and Comment Period: A 45-day public review period for comments on the DEIR starts on **Friday, May 9, 2025**, and ends on **Monday, June 23, 2025 at 5:00 P.M.** Please send your comment, with your name and address, to: Alexa Smittle, Community Development Director, City of Seal Beach, Community Development Department, 211 Eighth Street, Seal Beach, CA 90740 or via e-mail to: planning@sealbeachca.gov.

A copy of the DEIR describing the Project and potential environmental effects is available at the following locations:

- Orange County Public Library, Seal Beach Branch, 707 Electric Avenue, Seal Beach, CA 90740
- Orange County Public Library, Los Alamitos-Rossmoor Branch, 12700 Montecito, Seal Beach, CA 90740
- The City's website: <https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development/Environmental-Documents-Under-Review>.