

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023110425

Project Title: City of Seal Beach Housing Element and Zoning Code Updates Project

Lead Agency: City of Seal Beach

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Project Location: Seal Beach Orange County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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. The Draft EIR analyzes the potential impacts from implementation of the Housing Element update and zoning code update.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Significant and Unavoidable impacts were identified for Air Quality, Greenhouse Gas Emissions, Public Services, Recreation, and Transportation. Even with implementation of mitigation measures (MMs), impacts were determined to remain significant and unavoidable. Potentially significant impacts were identified for biological resources, cultural resources, geology and soils, hydrology and water quality, noise, tribal cultural resources, and utilities and service systems but were reduced to a less than significant level with mitigation measures. MMs AQ-1 through AQ-3 requires preparation of subsequent air quality assessments related to construction and operational impacts. MMs BIO-1 through BIO-3 requires completion of preconstruction surveys and preparation of a mitigation plan if resources are identified. MMs CUL-1 through CUL-3 outlines review processes for historical and archaeological resources, and human remains. MM GEO-1 outlines requirements for a paleontological monitoring program. MM GHG-1 requires implementation of GHG reduction measures. MM HYD-1 requires site specific evaluation of stormwater drainage infrastructure for future projects. MMs NOI-1 and NOI-2 requires preparation of a construction noise mitigation plan and a construction noise and vibration analysis. MM PUB-1 requires preparation of project specific subsequent environmental review to analyze the project's contribution to potential parks and recreation impacts. MM TRANS-1 requires preparation of VMT analysis for individual future projects. MMs TCR-1 and TCR-2 requires consultation with native american tribes for future developments and outlines inadvertent discovery procedures. MM UTIL-1 requires preparation of utility and infrastructure evaluation for all projects proposed under the Project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Seal Beach residents and community has previously expressed concerns related to storm drainage capacity and flooding as well as the location of housing opportunity sites. This EIR will be circulated for a 45-day public review period to solicit comments from the public and agencies. Comments received during the review period will be considered by the City prior to certification of this EIR and prior to project approval.

Provide a list of the responsible or trustee agencies for the project.

- Caltrans District #12
- Regional Water Quality Control Board #8
- State Water Resources Control Board
- California Department of Fish and Wildlife Region #5
- Native American Heritage Commission
- South Coast Air Quality Management District
- Department of Toxic Substances Control
- Coastal Commission