

SECTION 3

STUDY AREA

3-1 PURPOSE

This section describes the drainage area tributary to the City's storm drain system and the regional facilities owned, operated, and maintained by the Orange County Flood Control District (OCFCD), U.S. Army Corps of Engineers, and the Los Angeles County Department of Public Works (LACDPW). The study area includes the entire City boundary and portions of the City of Los Alamitos.

3-2 LOCATION

The City of Seal Beach is primarily a residential community located along the California coastline in western Orange County. It is bordered to the north by the City of Los Alamitos and the unincorporated Rossmoor community; to the east by the Cities of Garden Grove, Westminster, and Huntington Beach; to the south by the Pacific Ocean and City of Huntington Beach; and to the west by the City of Long Beach (Los Angeles County). The location of the study area is shown on Figure 3-1.

The City's territory is crossed by several major Southern California highways, providing access into the City from all directions. The San Diego Freeway (I-405) runs between the College Park East community and the U.S. Naval Weapons Station on the east, and between the College Park West community and Rossmoor on the north. The Garden Grove Freeway (SR-22) divides the College Park West community from Leisure World. The San Gabriel River Freeway (I-605) ends in Seal Beach, and it runs between the College Park West community and Rossmoor. Pacific Coast Highway runs through the southern portion of the City, north of the Old Town Community and east of the Bridgeport Community.

3-3 TOPOGRAPHICAL DESCRIPTION

The majority of the City is located within an alluvial plain that extends southwards from the convergence of Coyote Creek and the San Gabriel River. The two channels drain from the northeast and the north respectively and the combined flow reaches the Pacific Ocean at the Alamitos Gap. Landing Hill, located within Seal Beach, Alamitos Heights in Long Beach, and Bolsa Chica Mesa in Huntington Beach consists of uplifted blocks within and near the Newport-Inglewood fault zone, and are the major topographic features within and near the City (City of Seal Beach General Plan, Safety Element, August, 1997). The drainage area is relatively flat, except in the Marina Hill Community. The highest ground elevation is approximately 57 feet above mean sea level (amsl) along Crestview Avenue, between Crest Drive and Bayside Drive. The lowest ground elevation is sea level where the City borders the Pacific Ocean.

3-4 SOILS

Several soil types underlie the study area. The predominant soil type within the City boundary is silty-loam soils which impede downward movement of water. Impervious clay soils can be found south of Westminster Avenue, near Marina Hill, in the U.S. Naval Weapons Station, and in the Wildlife Reserve.



N

 Not to scale

	PROJECT NO: 0800810.00 DATE: August 2008

CITY OF SEAL BEACH MASTER PLAN OF DRAINAGE
Location Map
Figure 3-1

Well drained sandy- loam soils are mainly found in the Old Town, Bridgeport, and College Park East communities. Small patches of well-drained sand or gravel soils are located along Pacific Coast Highway, east of Seal Beach Boulevard.

The predominant geologic features of the study area, from north to south, are the Los Alamitos Fault and the Newport-Inglewood Fault as shown on Figure 3-2. The Newport-Inglewood Fault runs through the City, and is parallel to the coastline.

3-5 CLIMATE

The climate in the area is typical of coastal Southern California, with generally mild temperatures, virtually no days below freezing, and approximately 340 days of sunshine per year. The average annual rainfall in the City is approximately 10 inches. Most of the rainfall occurs between the months of November and March.

3-6 LAND USE

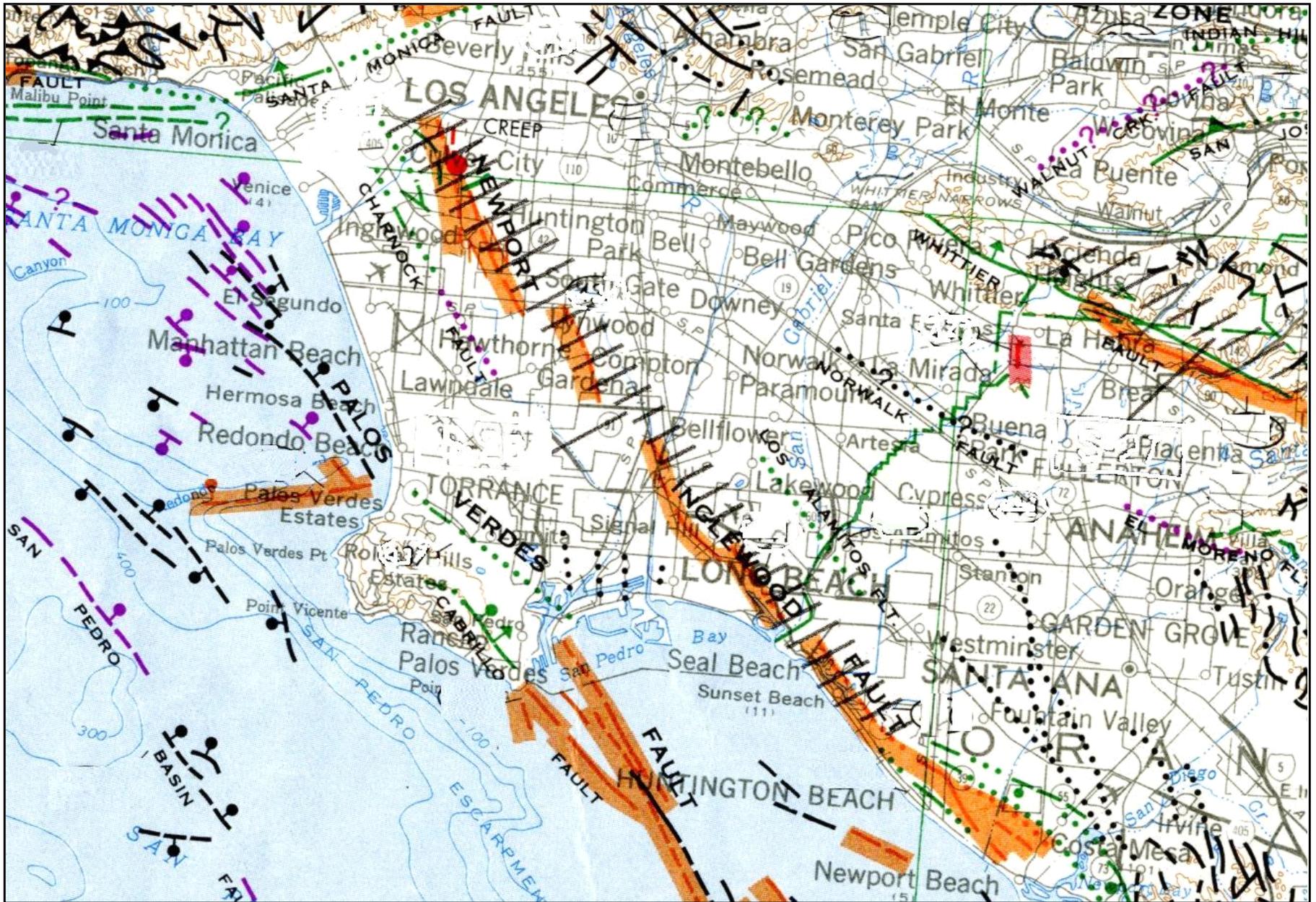
Excluding the U.S. Naval Weapons Station, the City of Seal Beach is primarily a residential community with supporting commercial land uses. The City is mostly developed with a mix of residential, commercial, industrial, and public land uses. Land use designations in the service area are depicted on Figure 3-3 and listed in Table 3-1.

**TABLE 3-1
SERVICE AREA LAND USES**

Designation	Minimum Lot Area (sq. ft.)	Building Intensity (DU/Acre)*	Proposed/ Developed (acres)	Undeveloped (acres)	Total Acres
Residential					
Low	5,000	9.0 DU/Acre	353.7	0.0	353.7
Medium	2,500	17.0 DU/Acre	505.4	0.0	505.4
High			166.4	0.0	166.4
Commercial					
Professional Office	7,000	0.50 - 0.60 FAR	16.4	0.0	16.4
Service	7,000	0.60 - 0.75 FAR	49.3	0.0	49.3
General	7,000	0.60 -0.8 FAR	93.4	0.0	93.4
Industrial					
Light	10,000	0.70 FAR	117.0	0.0	117.0
Oil Extraction			54.6	0.0	54.6
Open Space					
Open Space			0.0	42.7	42.7
Golf Course			156.8	0.0	156.8
Wetlands & Wildlife Refuge			100.0	920.0	1,020.0
Park			65.4	0.0	65.4
School			15.3	0.0	15.3
Community Facility			61.8	0.0	61.8
Military			4336**	0.0	4336**
Beach			0.0	80.3	80.3
			6,091.5	1,043.0	7,134.5

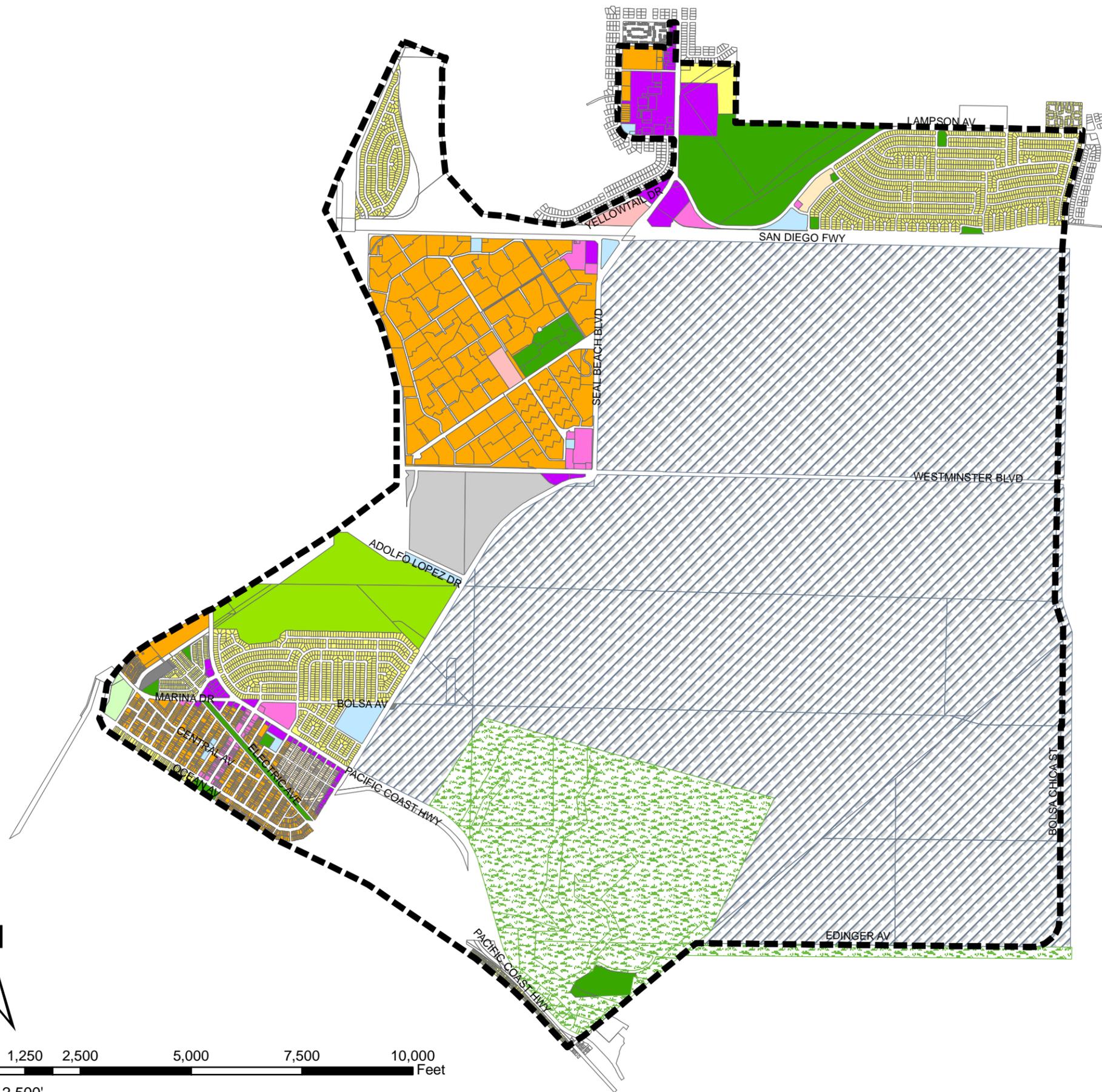
* The development intensity standard indicates the theoretical "maximum" allowable development permitted for specific land use designation (DU = dwelling units; FAR = floor area ratio). All proposed development must also adhere to the City's zoning code and/or regulations established in a specific plan.

** does not include wildlife Refuge



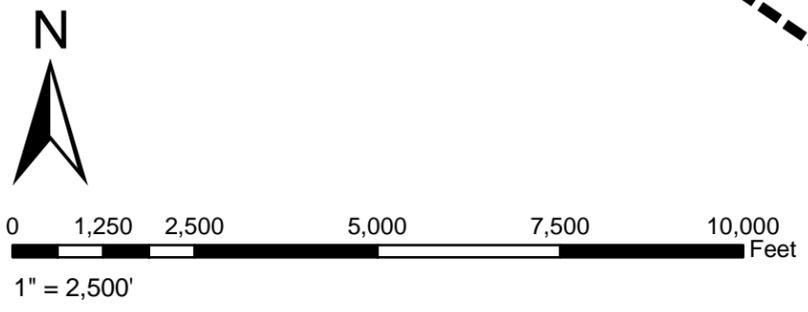
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 PROJECT NO: 0800810.00
 DATE: August 2008

**CITY OF SEAL BEACH
 MASTER PLAN OF DRAINAGE UPDATE**
 Earthquake Fault Map
 Figure 3-2



Legend

- Open Space
- Residential Low Density
- Residential Medium Density
- residential High Density
- Park/ Golf
- School/Community Facility
- Commercial - Professional Office
- Commercial - Service
- Commercial - General
- Specific Plan Regulatory Zone
- Industrial - Light
- Industrial - Oil Extraction
- Naval Weapons Station
- National Wildlife Refuge

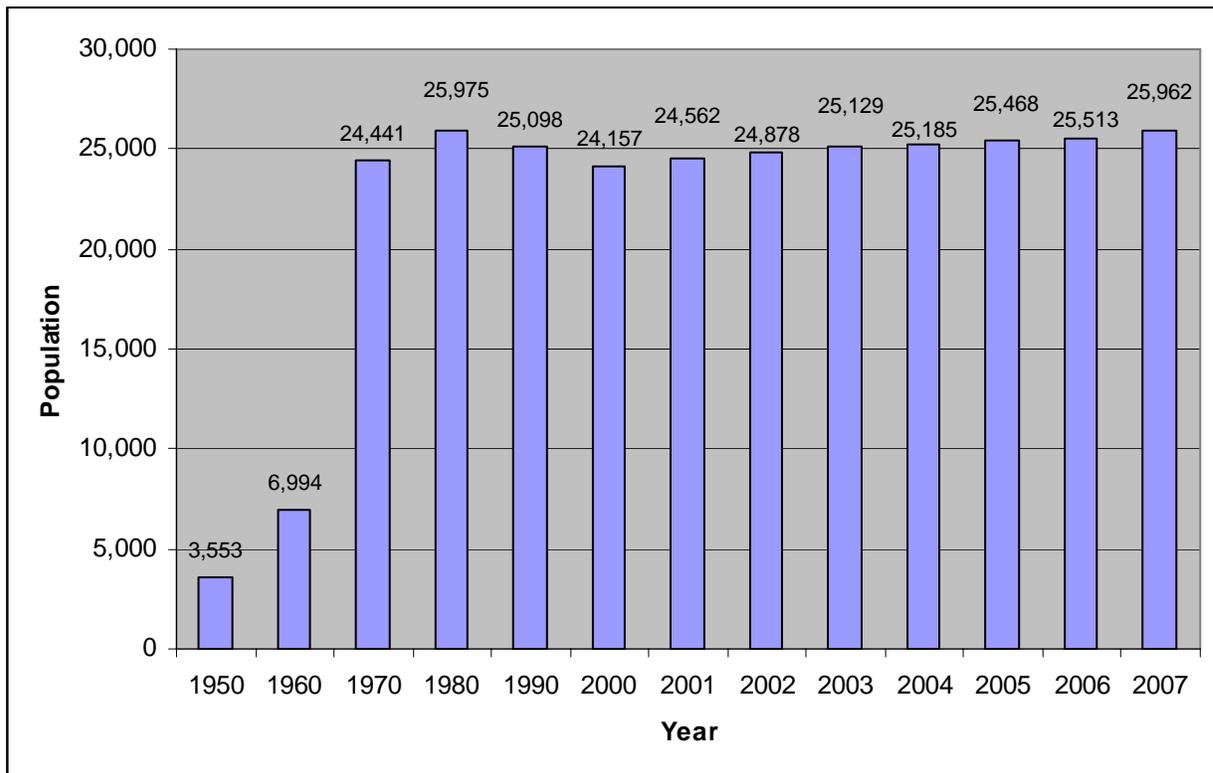


	AKM	CITY OF SEAL BEACH MASTER PLAN OF DRAINAGE UPDATE
	PROJECT NO: 0800810.00	Land Use
	DATE: August 2008	Figure 3-3

3-7 POPULATION

Since its incorporation in 1915, the City of Seal Beach has grown from a population of 250 to nearly 25,000. As shown on Figure 3-4, the City experienced its largest population increase between 1960 and 1970 when the resulting population was 24,441. During that time, numerous housing developments were constructed throughout the City, including the Leisure World Retirement community. In 2000, the U.S. Census Bureau estimated the City's population at 24,157. California State Department of Finance estimates the current population at 25,952, including approximately 9,000 in Leisure World.

Figure 3-4
City of Seal Beach Population History



Note: Population data from U.S. Census Bureau and California State Department of Finance