

Appendix F

VMT Tables

Table 1: OCTAM 5 Data by Traffic Analysis Zone – Baseline Conditions

OCTAM TAZ in City of Seal Beach	Existing (2016) Conditions				
	Total VMT	Home-Based VMT	Population	Home-Based VMT per Capita	Average Trip Length (miles)
637	335,838.01	110,756.36	4,433	24.98	9.56
638	26,758.69	17,726.73	841	21.08	9.77
639	276,149.07	133,896.71	5,201	25.74	9.97
640	134,632.90	48,235.01	4,174	11.56	9.27
641	107,522.36	53,498.05	3,592	14.89	10.08
642	514.57	169.81	0	0.00	122.34
643	93,759.27	3,971.09	191	20.79	11.95
644	21,720.62	14,558.82	615	23.67	13.77
645	75,341.26	37,611.53	1,646	22.85	8.24
646	65,125.12	42,154.07	2,183	19.31	8.79
647	156,494.73	87,144.75	3,280	26.57	9.19
648	116,467.25	32,784.39	1,305	25.12	8.73
649	36,230.19	9,349.64	456	20.50	7.72
890	44,829.92	33,783.67	1,288	26.23	9.54
OCTAM = Orange County Transportation Analysis Model; TAZ = traffic analysis zone; VMT = vehicle miles travelled					
Source: OCTAM 5 provided by Orange County Transportation Authority, February 2024					

Table 2: OCTAM 5 Data by Aggregate Area – Baseline Conditions

Area	Existing Conditions - Home				
	Total VMT	Home-Based VMT	Population	Home- Based VMT per Capita	Average Trip Length (miles)
City of Seal Beach	1,110,716.03	481,100.60	23,484	20.49	10.35
Orange County	147,389,574.57	59,270,426.88	3,179,626	18.64	9.55
VMT = vehicle miles travelled					
Source: OCTAM 5 provided by Orange County Transportation Authority, February 2024					

Table 3: RHNA Opportunity Site VMT Analysis Summary

Opportunity Site No.	Site Name	Total Residential Units	TAZ	Home-Based VMT per Capita	Threshold of Significance	Above or Below Threshold of Significance	Difference	% Difference	% Reduction Needed to Mitigate Impact
1	1780 Pacific Coast Highway	5	648	25.12	20.49	Above	4.63	22.60%	18.43%
2	Leisure World	177	640	11.56	20.49	Below	-8.93	-43.58%	--
3	Accurate Storage	83	643	20.79	20.49	Above	0.30	1.46%	1.44%
4	The Shops at Rossmoor	552	637	24.98	20.49	Above	4.49	21.91%	17.97%
5	Old Ranch Town Center	382	639	25.74	20.49	Above	5.25	25.62%	20.40%
6	Seal Beach Plaza	69	640	22.23 ¹	20.49	Above	1.74	8.49%	7.83%
7	Seal Beach Center	124	649	20.50	20.49	Above	0.01	0.05%	0.05%
8	99 Marina Drive	99	647	26.57	20.49	Above	6.08	29.67%	22.88%
Main Street	Main Street	115	647	26.57	20.49	Above	6.08	29.67%	22.88%
Total		1606	--	22.67	20.49	Above	2.18	10.64%	9.62%

TAZ = traffic analysis zone; VMT = vehicle miles travelled

¹ TAZ 640 includes Leisure World and the HEU opportunity site is not age-restricted, therefore, the HB VMT capita for the HEU opportunity site is estimated using the average of TAZ 643 (20.79) and TAZ 644 (23.67).

"% Reduction Needed to Mitigate Impact" represents the minimum percent reduction in HB VMT per capita needed to equal the Citywide Average Baseline (i.e., threshold of significance).

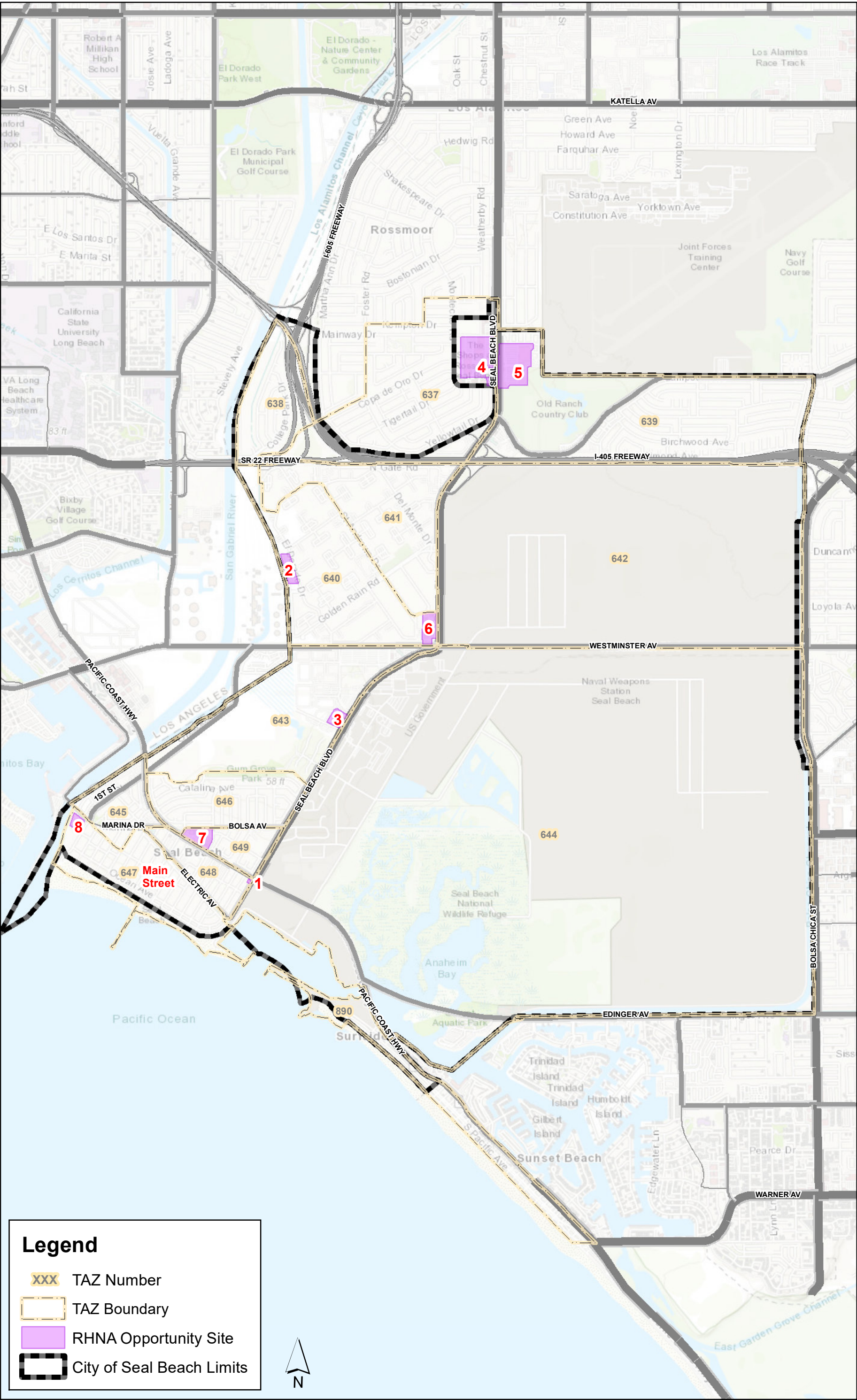


Figure 1
OCTAM 5 Traffic Analysis Zones (TAZ)

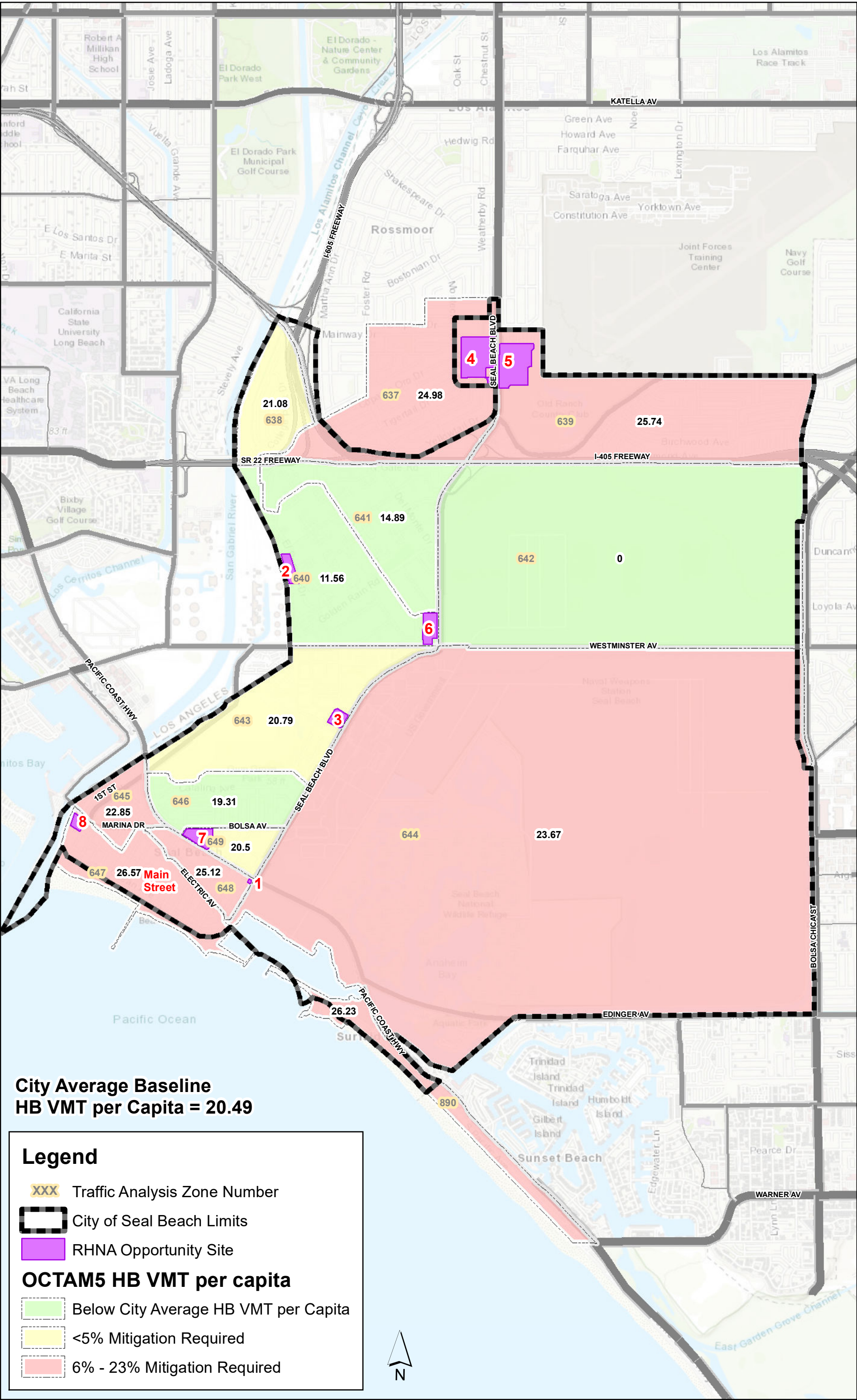


Figure 2
OCTAM 5 Baseline HB VMT per Capita Estimates