

3.12 POPULATION AND HOUSING

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

SUMMARY OF IMPACTS

The Project would not induce substantial unplanned population growth in the area and the Project would have a less than significant impact.

The residential component of the ORCC Specific Plan Project would result in population growth in the City. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated separately by the City in a standalone EIR.

3.12.1 Environmental Setting

Population Trends

Historic Growth

Seal Beach was incorporated in 1915 primarily as a farming community and beachside tourist destination. The population of the City remained relatively stable from 1915 to 1944 with little more than 1,000 residents. However, in 1944 the U.S. Navy acquired roughly half of the land within the City to construct the Seal Beach Naval Weapons Station, bringing new residents. The population increased to more than 7,000 residents by 1954. In 1962, the Leisure World retirement community was established, adding an estimated 9,000 senior residents. Other housing development during this time took place in the neighborhoods known as College Park East, College Park West, and Marina Hill; and the Surfside community was annexed into the City. However, these development booms were followed by very limited growth in the 1970's and afterward.

The City's historic population growth between 1990 and 2024 is summarized in Table 3.12-1.

Table 3.12-1: Seal Beach Historic Population Growth

Year	Population	Change from Previous (Percent)
1990	25,098	--
1995	24,454	-2.6
2000	23,705	-3.1
2005	24,257	2.3
2010	23,864	-1.6
2015	25,227	5.7
2020	25,349	0.5
2024	24,350	-3.9



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Source: DOF 2007, 2012, 2023, 2024
Population provided in this table are estimates and may be different from the census count.

Current and Projected Population

According to the City’s Housing Element Update, the City had an estimated population of 24,992 residents in 2020 and as of January 1, 2021, the City population was estimated to be approximately 24,443 residents (City of Seal Beach 2024). Additionally, as of January 1, 2024, the DOF population estimates identify the City’s population to be approximately 24,350 residents (DOF 2024). The SCAG’s demographics and growth forecast predicts the City’s population would increase to 25,400 by 2045 (SCAG 2020).

Housing Trends

Housing Units and Average Household Size

The housing stock in the City consists of a mix of single-family and multi-family units with one mobile home park. As of January 1, 2024, it is estimated that the City has 14,678 total dwelling units with a vacancy rate of 8.9 percent (DOF 2024).

The City’s housing growth between 1990 and 2024 is summarized in Table 3.12-2.

Table 3.12-2: Seal Beach Historic Dwelling Units Growth

Year	Dwelling Units	Change from Previous (Percent)
1990	14,407	--
1995	14,342	-0.5
2000	14,270	-0.5
2005	14,481	1.5
2010	14,557	0.5
2015	14,590	0.2
2020	14,645	0.4
2024	14,678	0.2

Source: DOF 2007, 2012, 2023, 2024

The City’s Housing Element Update noted that the most commonly occurring household size in the City is of one person (45.1 percent) and the second-most occurring household is of two people (35.4 percent). The Housing Element Update noted that the City has a higher share of single-person households than the SCAG region overall (45.1 percent vs. 23.4 percent) and a lower share of 7+ person households than the SCAG region overall (0.1 percent vs. 3.1 percent) (City of Seal Beach 2024). The DOF estimated that the total housing in Seal Beach, as of January 1, 2024, to be 14,678 units with an average household size of 1.8 persons per household. Additionally of the 14,678 existing units, approximately 13,366 dwelling units were occupied, resulting in an 8.9 percent housing vacancy rate (DOF 2024).



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Regional Housing Need Allocation

SCAG prepared the RHNA to allocate regional housing growth among different jurisdictions. The RHNA is the state-mandated process to identify the total number of dwelling units (by affordability level) that each jurisdiction must accommodate in its Housing Element for an eight-year period. The RHNA indicated that the City is expected accommodate 1,243 new dwelling units within the four income levels between 2021 and 2029. Table 3.12-3 summarizes the RHNA by income category. It indicates that approximately 63 percent of the housing need will be moderate to upper-income households, and 37 percent will be very low to low-income households (City of Seal Beach 2024).

Table 3.12-3: Housing Need Allocation

Jurisdiction	Very Low Income (<50% of Area Median Income)	Low Income (50-80% of Area Median Income)	Moderate Income (80-120% of Area Median Income)	Above Moderate Income (> 120% of Area Median Income)	Total
Seal Beach	258	201	239	545	1,243

Source: City of Seal Beach 2024

Employment Trends

According to the City's Housing Element Update, the City has 10,005 workers living within its borders who work across 13 major industrial sectors. The most prevalent industry is Education and Social Services with 2,671 employees (26.7 percent of total) and the second most prevalent is Professional Services with 1,452 employees (14.5 percent of total). The most prevalent occupation category in the City is Management, in which 5,440 employees (54.4 percent of total) work and the second most prevalent type of work is in Sales, which employs 2,535 people (25.3 percent of total) (City of Seal Beach 2024).

According to the Employment Development Department's (EDD) Monthly Labor Force Data for Cities and Census Designated Places, in August 2024, the City had a total labor force of 9,800 people with 9,300 employed people and 500 people unemployed which results in a 5.1 percent unemployment rate (EDD 2024). The SCAG's demographics and growth forecast predicts the City's employment would increase to 13,100 by 2035 and 13,500 by 2050 (SCAG 2023).



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3.12.2 Regulatory Setting

State

California Housing Element Law

State law requires each city and county adopt a general plan for future growth. This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. At the state level, HCD estimates the relative share of California's projected population growth that would occur in each county in the state, based on DOF population projections and historic growth trends. Where there is a regional council of governments, HCD provides the regional housing need to the council. The council then assigns a share of the regional housing need to each of its cities and counties. The process of assigning shares provides cities and counties the opportunity to comment on the proposed allocations. HCD oversees the process to ensure that the council of governments distributes its share of the state's projected housing need.

Each city and county must update its general plan housing element on a regular basis (every eight years). Among other things, the housing element must incorporate policies and identify potential sites that would accommodate the municipality's assigned share of the regional housing need. Ultimately, housing elements must be certified by HCD signifying compliance with state law and adopted by the municipality's governing body.

The Housing Crisis Act

Senate Bill 330 (SB 330), or the Housing Crisis Act of 2019, as amended, aims to address California's housing shortage by expediting the approval process for housing development of all types, particularly in regions suffering the worst housing shortages and highest rates of displacements. To address the crisis, this bill prohibits some local discretionary land use controls currently in place and generally requires cities to approve all housing developments that comply with current zoning codes and general plans. SB 330 requires that a housing development project only be subject to the ordinances, policies, and standards adopted and in effect when a preliminary application is submitted, notwithstanding the provisions of the HAA or any other law, subject to certain exceptions.

State Density Bonus Law

The State Density Bonus Law (California Government Code Sections 65915-65918) encourages the development of affordable and senior housing, including up to a 50 percent increase in project densities for most projects, depending on the amount of affordable housing provided. Under Government Code 65915, cities and counties are required to grant a density bonus and other incentives or concessions to housing projects which contain one of the following:

- Ten percent of the total units of a housing development, including a shared housing building development, for rental or sale to lower-income households.
- Five percent of the total units of a housing development, including a shared housing building development, for rental or sale to very low-income households.



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- A senior housing development or a mobile home park that limits residency based on age requirements for housing for older persons.
- Ten percent of the total dwelling units of a housing development are sold to persons and families for moderate-income provided that all units in the development are offered to the public for purchase.
- Ten percent of total units of a housing development for transitional foster youth, disabled veterans, or homeless persons, provided at the same affordability level as very low-income units.
- Twenty percent of the total units for lower-income students in a student housing development in housing dedicated for fulltime students at an accredited college.
- One hundred percent of all units in a development (exclusive of a manager's unit or units), are for lower-income households except that up to 20 percent of the units in the development may be for moderate-income households.

The City of Seal Beach has adopted the State Density Bonus Law by reference in Section 11.4.55.010, State Affordable Housing Density Bonus, in its Municipal Code.

Assembly Bill 1397

California's AB 1397 (2017) amended sections 65580, 65583, and 65583.2 of the Government Code, relating to housing by revising what could be included in a local government's inventory of land suitable for residential development. AB 1397 changed the definition of land suitable for residential development to increase the number of multifamily sites. Identified sites must be "available" and "suitable" for residential development and have a "realistic and demonstrated potential" for redevelopment during the planning period. In addition, AB 1397 requires housing element inventory sites to be 0.5 acre to 10 acres, have sufficient infrastructure, or be included in a program to provide such infrastructure, to support and be accessible for housing development. The local government must specify the realistic unit count for each site and whether it can accommodate housing at various income levels.

Senate Bill 166

SB 166 (2017) requires a local government to ensure that its housing element inventory can accommodate its share of the regional housing need throughout the planning period. It prohibits them from reducing, requiring, or permitting the reduction of the residential density to a lower residential density than what was used by the California Department of Housing and Community Development for certification of the housing element, unless the city or county makes written findings supported by substantial evidence that the reduction is consistent with the adopted general plan, including the housing element. In such cases, any remaining sites identified in the housing element update must be adequate to accommodate the jurisdiction's share of the regional housing need. A local government may reduce the residential density for a parcel only if it identifies sufficient sites remaining within the housing element as replacement sites, so that there is no net loss of residential unit capacity.



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Regional

Southern California Association of Governments

SCAG is a Joint Powers Authority under California state law, established as an association of local governments and agencies that voluntarily convene as a forum to address regional issues. SCAG produces growth forecasts so that other agencies can use the forecasts to make funding and regulatory decisions. General plans, zoning regulations, and growth management programs of local jurisdictions inform the SCAG projections. The projections are also developed to reflect the impact of “smart growth” policies and incentives that could be used to shift development patterns from historical trends toward a better jobs-housing balance, increased preservation of open space, and greater development and redevelopment in urban core and transit-accessible areas throughout the region. SCAG calculates the RHNA for individual jurisdictions within Orange County, including Seal Beach.

Connect SoCal

The most recent Connect SoCal was adopted on April 4, 2024. Connect SoCal 2024 is the SCAG’s RTP/SCS for the region. Connect SoCal 2024 outlines a vision for a more resilient and equitable future, with investment, policies and strategies for achieving the region’s shared goals through 2050.

Connect SoCal 2024 reflects a continuum of progress across each planning cycle, not just in the technical capabilities of modeling tools or advancements in data collection but in building upon local agencies progress completing projects. While the Plan remains focused on its core responsibilities, and on the requirements of comprehensive regional transportation planning integrated with the development of a SCS, it also encompasses a holistic approach to programs and strategies that support success of the RTP/SCS, such as workforce development, broadband and mobility hubs.

Connect SoCal also identified Priority Development Areas (PDAs). PDAs are areas within the SCAG region where future growth can be located to help the region reach Plan goals. Generally, this means that people in these areas have access to multiple modes of transportation or that trip origins and destinations are closer together, allowing for shorter trips. PDAs are a technical tool to facilitate Plan development and analysis, and are used for different purposes, such as growth visioning, performance measurement or grant applications. Connect SoCal projects that 66 percent of new households and 54 percent of new jobs between 2019-2050 will be located in PDAs (SCAG 2024).

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 population and housing are presented below:



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Land Use Element

The City's Land Use Element, adopted in 2003, contains the following goals, objectives, and policies related to population and housing that apply to the Project:

Population

Seal Beach has experienced a decrease in population of 3.7 percent during the past decade. Despite the minor decrease in City population experienced in the 2000 U.S. Census, the City will continue to provide support for its residents, maintain its infrastructure and provide jobs and housing balance while still maintain its small town atmosphere.

Housing

For more than half a century, Seal Beach has grown and developed. As a result, neighborhood identity is visible in the types of residential structures that have been constructed within various sections of the community. It is to be a goal of the City to preserve its low- and medium-density residential character while still providing a wide choice of living accommodations and lifestyles for its residents.

Housing Element Update

The City's Housing Element Update contains the following goals and policies related to population and housing that apply to the Project:

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 1a:** Provide adequate sites for a variety of housing types through the Land Use Element of the General Plan and the Zoning Ordinance, while ensuring that environmental and infrastructure constraints are addressed.
- **Policy 1b:** Where appropriate, encourage the redesignation of vacant and underutilized non-residential land to residential uses with appropriate densities to facilitate the development of a variety of housing types to address the housing needs of all economic segments of the population.
- **Policy 1c:** Encourage the infilling of vacant residential land.
- **Policy 1d:** Encourage the recycling of underutilized residential land, where such recycling is consistent with established land use plans.
- **Policy 1e:** Provide compatibility of residential uses with surrounding uses through the separation of incompatible uses, construction of adequate buffers, and other land use controls.

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



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- **Policy 2a:** Expand housing opportunities for households with special needs, including the elderly, persons with disabilities, including developmental disabilities, large households, female-headed households, and the homeless.
- **Policy 2b:** Provide incentives to encourage the development of new affordable housing for lower- and moderate-income households, including extremely low-income persons.
- **Policy 2c:** Investigate and pursue programs and funding sources designed to expand housing opportunities for low- and moderate-income households, including persons with special needs.
- **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 3: Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

- **Policy 3a:** Assist City residents in securing decent safe and affordable housing.
- **Policy 3b:** Conserve the affordability of housing units assisted with public funds through affordability covenants or resale controls.
- **Policy 3c:** Investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.

Goal 4: Maintain and enhance the quality of residential neighborhoods in Seal Beach.

- **Policy 4a:** Encourage the maintenance and rehabilitation of existing owner-occupied and rental housing where feasible.
- **Policy 4b:** Promote the replacement of any substandard units that cannot be rehabilitated.
- **Policy 4c:** Investigate and pursue programs and funding sources available to assist in the improvement of residential property.
- **Policy 4d:** Encourage the continued affordability of housing units rehabilitated with public funds.



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- **Policy 4e:** Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of housing affordable to low- and moderate-income households.
- **Policy 4f:** Promote the conservation and rehabilitation of older neighborhoods, preventing the encroachment of incompatible commercial or industrial uses into established neighborhoods.
- **Policy 4g:** Assist residents, wherever possible, in securing decent safe and adequate housing.
- **Policy 4h:** Promote a safe, healthful, aesthetically pleasing environment that strengthens individual and family life.
- **Policy 4i:** Preserve and enhance viable residential neighborhoods and strengthen neighborhood identity.
- **Policy 4k:** Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety, and aesthetic conditions.
- **Policy 4l:** Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs and processing times without sacrificing basic health and safety considerations.

Goal 5: Promote equal housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, or familial status.

- **Policy 5a:** Promote fair housing practices throughout the community.
- **Policy 5b:** Encourage the development of housing that meets the special needs of disabled and elderly households.
- **Policy 5c:** Promote the provision of housing to meet the needs of families and households of all sizes.

City of Seal Beach Municipal Code

Section 11.4.55.005, General Affordable Housing Provisions, of the City's Municipal Code outlines the City and state requirements for affordable housing. As outlined in the section, the provisions of the Municipal Code section are governed by the requirements of Government Code Section 65915. The provision outlines requirements for affordable housing compatibility with market rate projects, availability of affordable housing, inclusion of an affordable housing agreement as a condition for discretionary permits for projects granted a density bonus, medium income level requirements, and requirements for granting a density bonus.

Section 11.4.55.010, State Affordable Housing Density Bonus, implements Government Code Section 65915 which allows the city to grant a density bonus over the otherwise allowable maximum residential density permitted by the city and the general plan, and one or more of the affordable housing incentives set forth in Section 11.4.55.020, Affordable Housing Concessions and Incentives, if the applicant agrees



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or proposes to construct lower income units, very low income units, senior citizen housing development, moderate income units in condominiums and planned unit developments, and housing accompanied by land donation.

3.12.3 Environmental Impacts

This section analyzes the Project's potential to result in significant population and housing impacts. When an impact is determined to be significant, mitigation measures are identified that would reduce or avoid impacts.

Methodology for Analysis

The following evaluation of potential population, housing, and employment impacts associated with the Project was based on data obtained from the U.S. Census, DOF, and applicable planning documents from the City. The following impact discussions consider the impacts of the Project related to employment, population, and housing 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 population and housing impacts are significant.

Would the Project:

- *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

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:

- *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*



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Impact Analysis and Mitigation Measures

Unplanned Population Growth

Impact POP-1	The Project would not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
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Impact Analysis

The Project involves implementation of the City's Housing Element and Zoning Code Update which is being prepared for planning of additional dwelling units in the City to meet the City's RHNA allocation of 1,243 new dwelling units. As the Housing Element Update itself is a plan, it would not induce "unplanned growth" per this threshold.

While no development is directly proposed by the Project, construction associated with the development of the Housing Opportunity Sites and Main Street Program area would require contractors and laborers as projects are developed in the future. However, the City expects that the supply of general construction labor would be available from the local and regional labor pool. The implementation of the Housing Element Update would not result in a long-term increase in employment from short-term construction activities. As the Project would primarily result in residential development as opposed to job-generating development, the impacts of employment increases in the City are not further evaluated in this analysis.

Implementation of the Project would provide for the development of additional dwelling units in the City resulting in an increase in the City's population. The Housing Opportunity Sites identified to meet the City's RHNA could be developed with up to 1,491 dwelling units at their maximum capacity. These sites include underutilized sites that are suitably zoned for residential development and would not require such changes, and sites that would require a zoning change to allow for residential development or increased residential development capacity. In addition, the Housing Element Update includes the Main Street Program which could facilitate development of additional dwelling units within the City's Main Street Specific Plan area. This EIR analyzes build out from the Main Street Program at 70 percent of maximum potential build out for the area which results in the potential for 115 units. Therefore, implementation of the Project would have a resulting build out potential of a total of 1,606 new dwelling units. Additionally, this EIR includes a discussion of the residential component of the ORCC Specific Plan Project based on the proposed buildout of 167 dwelling units included within the City's site inventory as a pipeline site. Therefore, with the residential component of the ORCC Specific Plan Project incorporated, the resulting maximum buildout potential would increase to 1,773 dwelling units. These sites are shown in Table 2.4-6 in Section 2.0, Project Description, of this Draft EIR. Using the City's DOF average of 1.8 persons per household, the development 1,773 dwelling units would contribute an estimated population increase of 3,191 residents, which is an approximately 13.1 percent increase to the City's 2024 population of approximately 24,350 residents.

As shown in Table 3.12-4, maximum buildout of these sites would increase the City's total dwelling units from 14,678 to 16,451. This growth would exceed the City's population projection for 2045 of 25,400



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residents by 2,141 residents. However, this scenario is highly conservative as it is unlikely that 100 percent of sites would be developed at the capacity analyzed in this EIR.

Table 3.12-4: Maximum Unit Buildout

	Dwelling Units	Population
Maximum Unit Buildout	1,773	3,191
Maximum Unit Buildout + City Existing	16,451	27,541
Percent Increase	12.1	13.1

As discussed in Appendix B, Sites Inventory and Methodology of the Housing Element Update, a “realistic development capacity” was used to determine the most probable yield of units at sites in the inventory. The City assumed development of the five Housing Opportunity Sites being rezoned MC/RHD at 80 percent of maximum allowable density with the remaining three Housing Opportunity Sites at 70 percent of the maximum allowable density. Additionally, the site inventory includes the ORCC Specific Plan Project as a pipeline site that would provide 167 additional units. As shown in Table 3.12-5, the “realistic” buildout of the Housing Element Update is 1,332 dwelling units. Similar to the maximum unit buildout, if all sites identified as a Housing Opportunity Site and pipeline site were to be developed, the resulting population would also exceed SCAG’s projection for the number of residents in the City by 2045.

Table 3.12-5: Realistic Unit Buildout Growth

	Dwelling Units	Population
Realistic Unit Buildout	1,332	2,397
Realistic Unit Building + City Existing	16,010	26,747
Percent Increase	9.1	9.8

The purpose of the Housing Element Update is to plan for and promote housing growth within the City to meet the housing needs of the region and state. While the scenarios exceed the population projections identified by SCAG, it is important to note that the identification of Housing Opportunity Sites in the City’s Housing Element Update does not mean that they will be developed at the estimated unit counts or level of affordability. Several laws passed in recent years, including the Housing Crisis Act of 2019 (SB 330), aim to address the need for more housing and expedite approvals for housing projects in order to respond the state’s housing crisis. Implementation of the Project and future developments consistent with the Project would not directly induce substantial unplanned population growth but rather would address an existing need for housing and plan for future housing demand in the City. As such, the Housing Element Update is the City’s proposed plan to accommodate anticipated future growth and would not induce unplanned population growth. Therefore, impacts would be less than significant.

Additionally, as stated previously, 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 167 dwelling units



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resulting from the residential component of the ORCC Specific Plan Project would increase the City's total dwelling units and result in population increases. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated separately by the City 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.

3.12.4 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)). The topic of population and housing has cumulative implications on the entire Southern California region, not just on the City of Seal Beach. Therefore, this cumulative impact analysis is based on regional planning documents including Connect SoCal 2024, Southern California's most recent RTP/SCS. The Housing Element Update would accommodate projected citywide and regionwide population and housing growth that has been identified by SCAG's Connect SoCal. By its nature, the impact analysis under Impact POP-1 considers cumulative impacts associated with population growth throughout the City and consistent with SCAG's Connect SoCal. The Housing Element Update incorporates regional growth anticipated by SCAG's RHNA projections and thus considers cumulative growth.

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. Table 3.12-6 identifies the cumulative past, present, and probable future projects from Table 3.0-3 that may drive a potential cumulative impact related to population and housing and therefore were analyzed in this cumulative discussion.

Table 3.12-6: Cumulative Projects Related to Population and Housing

#	Project Name	Location	Project Characteristics	Status	Total 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	Preparation of EIR	167



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#	Project Name	Location	Project Characteristics	Status	Total Dwelling Units
			development; a 51-unit, 3-level senior housing complex; medical office facility; overnight accommodation, including a bar and lounge and specialty restaurant		
2	Naval Weapons Station	Pacific Coast Hwy & Seal Beach Boulevard	Potential future housing developments proposed within the Naval Weapons Station	Anticipated	150
3	Water Storage Site	Within the Naval Weapons Station, approximately 1,000 feet east of Seal Beach Boulevard, near the housing community off Anchor Way	Potential future housing developments proposed within the Naval Weapons Station	Anticipated	65
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
5	Onni Marina Shores	6500-6670 E. Pacific Coast Hwy, City of Long Beach (7242011013)	Two, 5-story buildings with a total of 563,529 square feet containing 600 residential units and 4,000 square-feet of ground-level restaurant space	Approved (By City of Long Beach)	600
6	Carmel Partners	6615 E. Pacific Coast Hwy, City of Long Beach (7237020050)	Construction of a six-story mixed-use project	Approved (By City of Long Beach)	380



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#	Project Name	Location	Project Characteristics	Status	Total Dwelling Units
			consisting of 390 residential dwelling units and 5,351 square feet of commercial/retail space		
7	Holland Partners	6700 E. Pacific Coast Hwy, City of Long Beach (7242012006)	Construction of a new mixed-use project consisting of 281 residential dwelling units, 3,100 square feet of commercial/retail space in a building with 592,100 square feet of area	Approved (By City of Long Beach)	281
8	Long Beach Housing Element Site	6695 E. Pacific Coast Hwy (7237020040); 6411 E. Pacific Coast Hwy (7237020051); No address (7237020904)	Candidate site identified in the City of Long Beach's Housing Element as a site for potential future residential development	Proposed in Housing Element Update (By City of Long Beach)	940
9	Long Beach Housing Element Site	1000 N Studebaker Rd (7238015021)	Candidate site identified in the City of Long Beach's Housing Element as a site for potential future residential development	Proposed in Housing Element Update (By City of Long Beach)	115
10	Orange County Housing Element Sites	11061 Los Alamitos Blvd (086-521-47); 11031 Los Alamitos Blvd (086-521-46); 3352 Katella Ave (086-521-19); 11131 Los Alamitos Blvd (086-521-23);	Candidate site identified in the County of Orange's Housing Element as a site for potential future residential development	Proposed in Housing Element Update (By Orange County)	619



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#	Project Name	Location	Project Characteristics	Status	Total Dwelling Units
		11088 Wallingsford Rd (086-521-11); 11171 Los Alamitos Blvd (086-521-24)			
11	Westminster Housing Element Sites	13251 Springdale Street (203-073-04); Dorothy Lane /Melanie Lane (203-073-05); Dorothy Lane/Lee Drive (203-073-01 and 203-073-03)	Candidate site identified in the City of Westminster's Housing Element as a site for potential future residential development	Proposed in Housing Element Update (By City of Westminster)	122

As identified in Table 3.12-6, the list of cumulative past, present, and probable future residential projects in the City and surrounding areas include those in the City of Los Alamitos, Long Beach, Westminster, and Orange County. Included in this list are candidate sites identified in the Housing Element Update for Long Beach, Westminster, and Orange County for potential future development. Development of these sites would be within the planned growth identified by SCAG for the region and would not result in substantial unplanned population growth. As identified in SCAG's 6th Cycle RHNA Allocation Plan, the Southern California region has a total RHNA of 1,341,827 dwelling units (SCAG 2021). Similar to the City, all jurisdictions within the SCAG region are required to prepare a Housing Element Update that identifies sites within its jurisdictional boundaries for future residential development to accommodate its respective RHNA. Implementation of each respective Housing Element Update and future developments consistent with the Housing Element Update would not directly induce substantial unplanned population growth but rather would address an existing need for housing and plan for future housing demand in the region. As such, the Housing Element Update for each jurisdiction would be the jurisdiction's proposed plan to accommodate anticipated future growth and would not induce unplanned population growth.

The combination of the cumulative developments outlined in the table above proposes the development of a total of 3,685 dwelling units. However, out of the total units proposed by the cumulative developments, only 1,674 dwelling units are actually currently proposed undergoing environmental review or already approved developments. The remaining 2,011 dwelling units are proposed only as a conceptual development for buildout as part of a Housing Element Update or as a potential future project. Development of the currently proposed undergoing environmental review and already approved developments would lead to direct population growth. However, the impacts of the growth have already been analyzed or is currently being analyzed in its project-specific environmental analysis.

As previously stated, the Housing Element Update would provide for a planned increase in the City's housing capacity to meet the City's RHNA allocation. The Housing Element Update does not propose any housing development at this time. Instead, the Housing Element Update identifies a series of



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implementation actions to facilitate future housing development, as necessary to meet the City's housing obligations per state law. Unless exempt, future developments facilitated by the Project, as well as cumulative projects, would be subject to discretionary permits from the City or other local decision-making agency, and would be required to undergo applicable CEQA review and be analyzed for its compliance with City or other municipal requirements before their approval. This would ensure that any potential environmental effects stemming from their development would be minimized to the extent feasible. As previously mentioned, the build out scenario presented in this EIR is highly conservative and it is unlikely that 100 percent of sites would be developed at their analyzed development capacity. As such, it is likely that the growth forecasts presented in this analysis are overstated and that actual population growth from implementation of the Project and related future developments will end up being less. As the Project would not result in significant impacts to population and housing and the Project in combination with cumulative developments would not result in substantial unplanned population growth, cumulative impacts associated with Project implementation would therefore be less than significant.

3.12.5 References

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