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## **4.12 POPULATION AND HOUSING**

This section discusses the existing population and housing setting of the Project Site and assesses the Project's potential impacts related to population and housing.

### **4.12.1 SUMMARY OF PREVIOUS ENVIRONMENTAL DOCUMENTATION**

#### **MND for the Pacific Place Project**

The Population and Housing analysis set forth in the MND for the Prior Project determined that implementation of the Prior Project would result in less than significant impacts related to Population and Housing.

Since the previously analyzed project would not involve construction of residences, the MND determined that there would be no direct increase in population in the City of Long Beach. The MND approximated that the operation of the proposed storage uses on the Project Site would generate 10 jobs, and the operation of the proposed warehouse building on the McDonald Trust Parcels would generate 70 jobs, based on an employment density estimate for warehouse use from the Southern California Association of Governments (SCAG). The MND determined that estimated operational employment generation from the Prior Project was well within the regional forecast for the City of Long Beach and expected that future employment positions would be filled by the local population and would not induce population growth or the need for additional housing.

The MND determined that a small number of temporary construction jobs were expected to be generated through the Prior Project's construction and based off the 17.5 percent unemployment rate in Los Angeles County in July 2020, the MND anticipated that construction employment related to the Prior Project would be absorbed from the regional labor force and would not attract substantial numbers of new works into the region. For these reasons, the MND determined that the Prior Project would not induce substantial unplanned population growth either directly or indirectly.

Additionally, the MND found that because no residents or housing are present onsite, the Prior Project would not displace people or housing.

#### ***MND Mitigation Measures***

No mitigation measures were adopted as part of the MND.

### **4.12.2 ENVIRONMENTAL SETTING**

#### **A. Existing Conditions**

The Project Site exists as a vacant site, located at the northern end of Pacific Place immediately north of the Interstate 405 Freeway (I-405), in the City of Long Beach, County of Los Angeles, California. The Project Site consists of 14.20 acres and is currently undeveloped.

#### **Population and Housing**

Population, housing, and employment forecasts for the City of Long Beach are shown below in Table 4.12-1, Population, Housing and Employment Forecasts: City of Long Beach.

**TABLE 4.12-1  
POPULATION, HOUSING, AND EMPLOYMENT FORECASTS:  
CITY OF LONG BEACH**

	<b>2016</b>	<b>2045</b>	<b>Difference, 2045–2016</b>	<b>Percent Difference, 2045–2016</b>
Population	470,900	489,600	18,700	4.0%
Households	168,600	198,200	29,600	17.6%
Employment	155,900	185,400	29,500	18.9%
Source: SCAG 2020a.				

### ***Existing and Projected Population***

According to the United States Census Bureau, the population of Los Angeles County has decreased from 9,818,605 people in 2010 to 9,721,138 people in 2022 (United States Census Bureau 2024a).

As of July 1, 2022, the City of Long Beach consisted of a population of 451,307 people (United States Census Bureau 2024b). SCAG jurisdiction-level growth forecasts for the City of Long Beach anticipate a growth in the City’s population from 470,900 in 2016 to 489,600 in 2045 (SCAG 2020a).

### ***Existing and Projected Housing***

The DOF estimates that the number of households within Los Angeles County will increase from 3,370,663 households in 2020 to 3,566,057 households in 2030 (DOF 2020).

SCAG jurisdiction-level growth forecasts for the City of Long Beach anticipate a growth in the City’s number of households from 168,600 in 2016 to 198,200 in 2045 (SCAG 2020a).

### ***Existing and Projected Employment***

Total employment within Los Angeles County is anticipated by SCAG to increase from 4,622,000 in 2020 to 5,262,000 in 2030 and to 5,430,000 by 2050 (SCAG 2022).

SCAG jurisdiction-level growth forecasts for the City of Long Beach anticipate a growth in the City’s employment from 155,900 in 2016 to 185,400 in 2045 (SCAG 2020a).

## **B. Regulatory Framework**

### **State**

#### ***Regional Housing Needs Assessment***

The State of California housing law calls upon local jurisdictions to provide a fair-share of housing to meet the needs of California’s residents. In implementing this law, the California Housing and Community Development Department (HCD) assigns fair share housing targets to each of the Council of Governments (COG) in the State based on the Department of Finance (DOF) population projections and regional forecasts. The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of each local General Plan. State law requires each regional COG to determine existing and future housing needs for its region (California Government Code § 65584.05(h)). The local

General Plan Housing Elements must then address how these housing targets can be achieved during an eight-year timeframe given local demographics, land use, and zoning. Local jurisdictions are required to submit Housing Elements to HCD for review and approval. The local jurisdiction’s respective RHNA allocation quantifies the need for housing within that jurisdiction during specified planning periods.

SCAG, the Metropolitan Planning Organization (MPO) for the Long Beach area, adopted its 6th cycle RHNA Allocation Methodology in March 2020 and adopted its 6th Cycle RHNA Final Allocation Plan in March 2021. The RHNA for the City of Long Beach is divided into four income group categories: extremely/very low, low, moderate, and above moderate income.

The current 6<sup>th</sup> cycle RHNA planning period is from October 2021 to October 2029. Table 4.12-2, City of Long Beach Regional Housing Needs Assessment Allocation: 2021-2029, identifies the 2021–2029 RHNA allotments for the City. The City has a total allocation of 26,502 units for the October 2021 to October 2029 planning period. In the prior planning period, Long Beach was allocated 7,048 units. The current 6th Cycle RHNA for the planning period of 2021-2029 represents an increase of 275%, which not only considers projected future demand for housing, but existing need (Long Beach 2022).

**TABLE 4.12-2  
CITY OF LONG BEACH REGIONAL HOUSING NEEDS  
ASSESSMENT ALLOCATION: 2021–2029**

Area/Income	City of Long Beach	
	Number of Units	Percent
Extremely Low	7,141	26.9%
Very Low/Low Income	4,047	15.3%
Moderate Income	4,158	15.7%
Above Moderate Income	11,156	42.1%
<b>Total</b>	<b>26,503</b>	<b>100%</b>

Source: Long Beach 2022.

**Senate Bill 375**

Effective as of January 1, 2009, Senate Bill (SB) 375 provides for a new planning process to coordinate land use planning, regional transportation plans (RTPs) and funding priorities in order to help California meet the greenhouse gas (GHG) reduction goals established in Assembly Bill (AB) 32. SB 375 requires MPOs, including SCAG, to incorporate a Sustainable Communities Strategy (SCS) in their regional transportation plans that will achieve GHG emission reduction targets set by the California Air Resources Board (CARB). There are two mutually important facets to SB 375: reducing vehicle miles traveled and encouraging more compact, complete, and efficient communities for the future. SB 375 also includes provisions for exemptions from or streamlined CEQA review for projects classified as “transit priority projects” (SCAG 2024a).

**Regional**

**Southern California Association of Governments**

Under federal law, SCAG is designated as a MPO and under state law as a Regional Transportation Planning Agency and a COG for Los Angeles County and the Project Site. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San

Bernardino and Ventura) and 191 cities in an area covering more than 38,000 square miles. The agency develops long-range RTPs including sustainable communities strategy and growth forecast components, regional transportation improvement programs, RHNAs, and a portion of the South Coast Air Quality management plans (SCAG 2024b).

### ***Connect SoCal***

On September 3, 2020, SCAG's Regional Council unanimously voted to approve and fully adopt Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy) (RTP/SCS) (SCAG 2020b). Connect SoCal is a long-range plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. It charts a path toward a more mobile, sustainable and prosperous region by making connections between transportation networks, planning strategies and the people whose collaboration can improve the quality of life for Southern Californians. Connect SoCal outlines more than \$638 billion in transportation system investments through 2045. It was prepared through a collaborative, continuous, and comprehensive process with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura (SCAG 2024c).

### **Local**

#### ***The City of Long Beach General Plan***

The City of Long Beach General Plan is a policy document that establishes the goals, policies, and directions the City will take to achieve the vision of the community and guide the future development of the City. The City of Long Beach General Plan contains twelve elements including Land Use, Transportation (known as the Mobility Element), Housing, Conservation, Noise, Open Space, Safety, Air Quality, Historic Preservation, Seismic Safety, Local Coastal Program, and Urban Design.

#### **2021-2029 Housing Element**

The City of Long Beach Housing Element (Long Beach 2022) is a state-mandated chapter of the City's General Plan that sets forth an eight-year plan (housing cycle) to address the City's identified housing needs. The Housing Element describes and analyzes the City's housing needs, and addresses the maintenance and expansion of the housing supply to accommodate the households that currently live in and/or are expected to live in Long Beach in the housing cycle. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes a Housing Policy Program to accommodate the RHNA allocation, as determined by the SCAG and approved by the HCD.

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### 4.12.3 PROJECT IMPACTS

#### A. Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines, a project would result in a significant biological resources impact if it would:

**Threshold 4.12a**      *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)?*

**Threshold 4.12b**      *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.*

#### B. Methodology

The assessment for potential impacts associated with growth inducement is based on consistency with the applicable planning programs that have been developed to ensure orderly development, while providing sufficient development to meet the long-term projections for the region. A key element of the analysis is an evaluation of the Project relative to the population, household, and employment trends forecasts for the City and County.

#### C. Standard Requirements

No standard requirements would apply to this Project related to population and housing.

#### D. Impact Analysis

**Threshold 4.12a**      *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 Project does not involve construction of residences and thus would not directly increase population growth or housing in the City of Long Beach.

Operation of the proposed storage uses is estimated to generate approximately 10 jobs. As stated above, total employment in Los Angeles County will increase by approximately 808,000 from 2020 to 2050, and total employment in the City of Long Beach will increase by approximately 29,500 from 2016 to 2045. As such, the Project's anticipated generation of 10 employees would represent a nominal amount of employment generation relative to County and City projections, and estimated Project operational employment generation is well within regional forecasts for the County and City. In addition, it is expected that future employment positions at the Project Site would be filled by the local population and would not induce population growth or the need for additional housing.

Additionally, Project construction is expected to generate a small number of temporary construction jobs from September 2020<sup>1</sup> to January 2021, and from December 2024 to July 2026. Based on the California State Employment Development Department (EDD) data, the

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<sup>1</sup> As previously discussed through the DEIR, the surcharge program activities, which are part of the Project, were already conducted from September 2020 through January 2021.

unemployment rate in Los Angeles County as of February 2024 was estimated at 5.0 percent, with approximately 252,900 individuals unemployed from a labor force of 5,014,600 individuals (EDD 2024). Therefore, it is anticipated that Project construction employment would be absorbed from the regional labor force and would not attract substantial numbers of new workers into the region. As such, Project employment impacts from operations and construction would be less than significant.

The Project would not construct new housing, nor would the Project indirectly lead to substantial unplanned growth through the extension of roads or other infrastructure. The proposed Project would connect to existing infrastructure and other improvements and would not encourage development levels beyond what is already planned elsewhere in the City and County. Therefore, substantial indirect growth related to the proposed Project is not anticipated. For further discussion of utility and service system impacts see Section 4.17, Utilities and Service Systems, of this EIR. Therefore, impacts would be less than significant.

### **Mitigation Measures**

No mitigation measures are required.

### **Level of Significance After Mitigation**

Unplanned Population Growth: A less than significant impact would occur and therefore no mitigation is required.

***Impact Comparison Summary:*** The Project would result in a less than significant impact. The Project would result in similar impacts when compared with the impact analysis in the MND, which identified a less than significant impact related to unplanned or indirect population growth

**Threshold 4.12b**      ***Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.***

The Project Site currently exists as vacant property and was last used, prior to the surcharge program associated with the Project, as a golf driving range in the mid-2000's. There are no residents or housing units present onsite. Therefore, Project development would not displace people or housing, and no impact respecting such displacement would occur. No significant impact would result.

### **Mitigation Measures**

No mitigation measures are required.

### **Level of Significance After Mitigation**

Displacement of People or Housing: No impact would occur and therefore no mitigation is required.

***Impact Comparison Summary:*** The Project would result in no impact. The Project would result in similar impacts when compared with the impact analysis in the MND, which identified no impact related to replacement housing.

#### **4.12.4 CUMULATIVE IMPACTS**

As described above, the Project would not result in significant adverse impacts related to population, housing or employment. Projects considered in the cumulative impact analysis consist of six projects within the City of Long Beach. These related projects are described in more detail in Table 4-1, Cumulative Projects List, which is provided in Section 4.0, Impact Analysis. Future development in the City is expected to result in a population increase of 18,700, housing increase of 29,600 and employment increase of 29,500 between the time period from 2016 and 2045. The Project would not add additional residential units, and would therefore not result in cumulative population and housing impacts. Project-related increases to employment have been accounted for in SCAG's growth projections for the City. Therefore, the proposed project would not result in cumulative population or employment increases that would exceed projected regional forecasts for the City.

##### **Mitigation Measures**

No mitigation measures are required.

##### **Level of Significance After Mitigation**

Cumulative Impacts: The Project's contribution of cumulative impacts related to population and housing would be less than significant as the Project would not cause substantial adverse effects. Therefore, no mitigation is required.

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#### 4.12.5 REFERENCES

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