

3.9 POPULATION AND HOUSING

This section evaluates the potential impacts related to population and housing that would result from implementation of the Master Plan Update. This section presents the regulatory setting, environmental setting, methodology for determining potential impacts, impact analysis, and an analysis of potential cumulative impacts pertaining to population and housing. The information in this section is based on the proposed Master Plan Update, 2020 U.S. Census data, State of California Department of Finance estimates, the Southern California Association of Governments (SCAG) Regional Growth Forecasts, and the City of Long Beach General Plan Housing Element. This section is also based, in part, on the Campus Population Projections Memorandum, which is included as Appendix B. Potential growth-inducing impacts of the Master Plan Update are further addressed in Chapter 4, Other CEQA Considerations.

Changes in population and housing demand are considered social and economic effects, not environmental effects. Section 15382 of the CEQA Guidelines states: "An economic or social change by itself shall not be considered a significant effect on the environment." According to CEQA, these effects should be considered in an EIR only to the extent that they create adverse impacts on the physical environment. This section of the EIR examines the potential for the proposed Master Plan Update to result in a substantial increase in unplanned population growth and/or a resultant demand for housing that cannot be met by the existing and/or projected housing supply, thus requiring construction of new housing; or substantial displacement of people or housing such that construction of replacement housing would be required.

No comments related to population and housing were received in response to the NOP. For a complete list of public comments received during the public scoping period, refer to Appendix A.

3.9.1 Regulatory Setting

State

California Education Code

The California Education Code contains several provisions mandating CSU enrollment access levels to ensure the CSU system accommodates all eligible California resident students. Code Section 66011(a) of the California Education Code states that "all resident applicants to California institutions of public higher education, who are determined to be qualified by law or by admission standards established by the respective governing boards, should be admitted to either (1) a district of the California Community Colleges, in accordance with Section 76000, (2) the California State University, or (3) the University of California." Furthermore, Section 66202.5 of the Education Code states the following:

The State of California reaffirms its historic commitment to ensure adequate resources to support enrollment growth, within the systemwide academic and individual campus plans to accommodate eligible California freshmen applicants and eligible California Community College transfer students, as specified in Sections 66202 and 66730.

The University of California and the California State University are expected to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend an appropriate place within the system. The State of California likewise reaffirms its historic commitment to ensure that resources are provided to make this expansion possible and shall commit resources to ensure that students from enrollment categories designated in subdivision (a) of Section 66202 are accommodated in a place within the system.

Section 66220 of the California Education Code requires the CSU to conduct a needs assessment to determine the projected student housing needs for each university for the 2022-2023 fiscal year by July 1, 2022. The CSU is also required to create a student housing plan focusing on affordable student housing and outlining how projected student housing needs will be met.

Section 66741 of the California Education Code requires acceptance of qualified transfer students at the advanced standing level.

California State University

California State University Enrollment and Operating Budget

As discussed in Chapter 2, Project Description, the CSU Board of Trustees requires each university to have a master plan showing existing and anticipated facilities necessary to accommodate a specified enrollment at an estimated target date or planning horizon, in accordance with approved educational policies and objectives. Each year, the CSU submits a request for funding for consideration by the state legislature to support planned enrollment growth as part of the annual budget process. The annual state budget identifies anticipated enrollment growth systemwide for the CSU. Following negotiation, the CSU allocates enrollment growth funding for California residents according to an enrollment projection for each of the 23 CSU universities. Universities are expected to manage their enrollments within a small margin of error around that projection as they receive state/CSU funding only for the targeted number. According to the 2019-2020 California State Budget, the state expects the CSU to accommodate growth in enrollment of 10,000 FTES systemwide during that period. In general, enrollment growth at each university is driven by a directive from the CSU to absorb a reasonable proportion of the enrollment increases across the CSU system as a whole. Enrollment growth is also affected by campus-specific factors such as physical capacity, availability of and interest in specific academic programs, and the individual decisions of potential students. As also discussed in Chapter 2, Project Description, Master Plans are based on FTES enrollment projections prepared by each university in consultation with the CSU Office of the Chancellor.

California State University, Long Beach Housing Capacity Expansion Plan

In 2019, CSULB completed the Housing Capacity Expansion Plan, which outlines a strategy for the redevelopment of housing and residential life facilities on campus. The study focuses on potential opportunity sites for Beachside, Parkside, and Hillside student residential villages, and includes a college-wide strategy for current and future student housing at CSULB, including a physical framework by village for the campus. The strategy is based on several criteria, including connection to the core of the campus; equitable distribution of housing choices; variety of open spaces; enhanced activity along Bouton Creek and Beach Drive; enhanced wayfinding at the intersection of Determination Drive and Bouton Creek; linked colleges; distinctive college identities; minimizing the beds temporarily offline at any given time; and potential cost. The goal for the 15-year timeline of the Housing Capacity Expansion Plan is to increase the number of beds for the University from 3,000 to 4,000. To achieve this goal, CSULB aims to right-size existing units, remove facilities in poor condition, replace planned apartments with pods and suites, and provide apartments for faculty and staff.

California State University, Long Beach First Year Housing Intention Policy

As of Fall 2020, incoming first-year students are not required to live on campus. However, first-year students are required to inform University Housing where they will be living during their first year at CSULB.

Regional

Southern California Association of Governments 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy

SCAG is a metropolitan planning organization, Regional Transportation Planning Agency, and a Council of Governments that 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 regional transportation plans, including sustainable communities strategy and growth forecast components, regional transportation improvement programs, regional housing needs allocations, and a portion of the Air Quality Management Plans for the South Coast Air Basin.

On September 3, 2020, SCAG adopted the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2020-2045 RTP/SCS, also known as Connect SoCal, is a long-range visioning 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. The 2020-2045 RTP/SCS includes projections for growth in employment, population, and households in the region through 2045.

Regional Housing Needs Assessment

The State of California requires each local jurisdiction to periodically develop a new Regional Housing Needs Assessment (RHNA) to plan for its share of the state's housing need for people of all income levels. The Regional Housing Need Allocation process requires the California Department of Housing and Community Development to determine the total housing need for each region in the state for an eight-year planning period, and each region's Council of Governments is then responsible for distributing this need (i.e., each jurisdiction's "fair share") to local governments. Each jurisdiction's housing element must include a strategy to meet its share of the region's housing need for four income categories that encompass all levels of housing affordability and must be certified by the California Department of Housing and Community Development.

In March 2020, SCAG adopted the 6th Cycle Regional Housing Needs Assessment Allocation Plan for the planning period October 2021 through October 2029, which identifies the housing needs determination for the SCAG region during the planning period. SCAG's RHNA allocation is 1,341,827 housing units.¹ Within the SCAG region, Los Angeles County is responsible for 812,060 units and Orange County is responsible for 183,861 units.² Each jurisdiction is responsible for demonstrating their ability to meet their fair share of the regional housing need in their respective housing elements. The RHNA allocation plan allocates housing units within the region based, in part, on the growth projections in the RTP/SCS.³

3.9.2 Environmental Setting

The study area for the evaluation of population and housing impacts includes the CSULB main campus and Beachside Village, the City of Long Beach, and the entire SCAG region, which includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The SCAG region is the basis for growth forecasts and various regional plans that relate to population and housing impacts. Due to the CSULB campus's location within Los Angeles County and

¹ Southern California Association of Governments, Regional Housing Needs Assessment, available at: <https://scag.ca.gov/rhna>, accessed November 28, 2022.

² Ibid.

³ Ibid.

proximity to Orange County, the two counties within the SCAG region are presented separately for comparison purposes.

As discussed in Chapter 2, Project Description, the COVID-19 pandemic (beginning March 2020) has led to increases in telework and remote/online learning that have affected the number of people on campus or traveling to and from campus. As such, 2019-2020 academic year data serves as the baseline for existing conditions throughout this section as it is the most recent year of pre-pandemic, in-person campus operations.

Population and Population Growth

Regional Population

According to the 2020-2045 RTP/SCS, annual population growth in the region is anticipated to follow the trend of slowing growth shown in the national population. In the SCAG region, annual population growth is projected to be approximately 0.61 percent through 2045, which is slower than the 0.82 percent growth rate of the previous SCAG planning period (2000 to 2016), and slower than the historical growth rate for the region, which reached 1.65 percent from 1970 to 2000.⁴ The slowing growth rate is a function of declining birth rate and increased population age, resulting in fewer births and more deaths per year.⁵

According to California Department of Finance, the total population in 2019 was approximately 19,043,952 residents in the SCAG region, of which, Los Angeles County had approximately 10,210,966 residents, and Orange County had approximately 3,195,197 residents.⁶ Table 3.9-1 shows the population projections from 2020 to 2045 for the SCAG region as well as for Los Angeles and Orange counties based on the SCAG Connect SoCal 2020-2045 RTP/SCS. The population in the Master Plan Update horizon year of 2035 is projected to be 21,443,000 residents in the SCAG region, 11,174,000 residents in Los Angeles County, and 3,499,000 residents in Orange County. The increase in population between 2019 and 2035 is anticipated to be approximately 12.6 percent for the SCAG region, 9.4 percent for Los Angeles County, and 9.5 percent for Orange County.

Table 3.9-1: Regional Population Projections

Location	2019 ^a	2020 ^b	2035 ^b	2045 ^b
SCAG Region	19,043,952	19,518,000	21,443,000	22,504,000
Los Angeles County	10,210,966	10,407,000	11,174,000	11,674,000
Orange County	3,195,197	3,268,000	3,499,000	3,535,000

Source: ^a California Department of Finance, Population Projections, P-1: State Population Projections (2010-2060), Table P-2A Total Population for California and Counties, available at: <https://dof.ca.gov/forecasting/demographics/projections/>, accessed November 21, 2022; ^b Southern California Association of Governments, September 2020, *Connect SoCal 2020-2045 RTP/SCS Demographics and Growth Forecast*.

City of Long Beach Population

The City of Long Beach is located in southern Los Angeles County. According to the City of Long

⁴ Southern California Association of Governments, Adopted September 2020, *Connect SoCal 2020-2045 RTP/SCS Demographics and Growth Forecast*.

⁵ Ibid.

⁶ California Department of Finance, Population Projections, P-1: State Population Projections (2010-2060), Table P-2A Total Population for California and Counties, available at: <https://dof.ca.gov/forecasting/demographics/projections/>, accessed November 21, 2022.

Beach General Plan Housing Element, Long Beach is the seventh largest city in the State and had a population of 466,766 residents in 2019.⁷ The City's 2019 population accounted for approximately 4.6 percent of the population of Los Angeles County, and approximately 2.5 percent of the population of the SCAG region. Population projections for the City of Long Beach are shown in Table 3.9-2. The 2020-2045 RTP/SCS does not include an interim population projection for the City of Long Beach for the Master Plan Update horizon year of 2035. As such, the City of Long Beach 2035 population projection from the previous 2016-2040 RTP/SCS is shown in Table 3.9-2. In 2035, it is estimated that the City of Long Beach population would represent approximately 4.3 percent of the population of Los Angeles County and 2.2 percent of the population of the SCAG region. The SCAG Connect SoCal 2020-2045 RTP/SCS projects the population of the City of Long Beach to reach approximately 489,600 residents by 2045, representing approximately 4.2 percent of the Los Angeles County population and 2.2 percent of the total population of the SCAG region.

Table 3.9-2: City of Long Beach Population Projections

Location	2019 ^a	2035 ^b	2045 ^c
City of Long Beach	466,766	481,500	489,600

Sources: ^a City of Long Beach, February 2022, *General Plan - Housing Element*; ^{b, c} Southern California Association of Governments, September 2020, *Connect SoCal 2020-2045 RTP/SCS Demographics and Growth Forecast*.

CSULB Population

For purposes of the analysis in this section, the campus population consists of FTES, FTE (full-time-equivalent) employees, and auxiliary employees. As discussed in Chapter 2, Project Description, students at CSULB can be part-time or full-time and each has different in-person class attendance patterns. Thus, one student who takes 15 units is considered one FTES. For the purposes of this EIR, FTES is the most appropriate measure of student population at the campus, as opposed to headcount, because FTES provides a more accurate representation of the population that will be on-campus at a given time. Headcount totals assume that every enrolled student is on-campus full-time, which can lead to an overstatement of the campus's student population and, consequently, the associated environmental impacts. Potential impacts associated with the on-campus population are analyzed proportionate to the amount of time any one student or faculty member may be on campus based on their unit loads, or staff based on their responsibilities. FTE employees include the following occupational groups who are assumed to be on campus most of the time: faculty, professional/technician, office/administrative support, service occupations, management, and construction/maintenance/transportation.⁸ Auxiliary employees who are assumed to be on campus most of the time include those who are employed at Associated Students, Inc., the 49er Shops, the CSULB 49er Foundation, and the CSULB Research Foundation.⁹ Table 3.9-3 shows the population totals for each group based on AY 2019-2020 data.

⁷ City of Long Beach, February 2022, *General Plan - Housing Element*.

⁸ The California State University, Faculty and Staff, Employee Profile, Previous Year's Reports, Employee Profile 2009-2019, available at: <https://www.calstate.edu/csu-system/faculty-staff/employee-profile/Pages/past-reports.aspx>, accessed June 29, 2022.

⁹ California State University, Long Beach, Auxiliaries, available at: <https://www.csulb.edu/auxiliaries>, accessed July 27, 2022.

Table 3.9-3: Total Campus Population (AY 2019-2020)

Population Group	Academic Year 2019-2020
Full-Time-Equivalent Students (On-Campus)	28,876
Full-Time-Equivalent Employees	3,295
Auxiliary Employees	528
Total	32,699

Housing

Regional Housing

In March 2020, SCAG adopted the 6th Cycle Regional Housing Needs Assessment Allocation Plan, which covers the planning period from October 2021 through October 2029. Based on the latest RHNA, the housing allocated for the SCAG region is 1,341,827 housing units, of which 812,060 units are allocated for Los Angeles County and 183,861 units are allocated for Orange County.¹⁰ As discussed in the regulatory setting in Section 3.9.1, each jurisdiction is responsible for demonstrating its ability to meet its fair share of the regional housing need in its respective General Plan Housing Element.

The RHNA plans for the need of housing units, which are separate distinct living quarters and can be a house, apartment, mobile home, group of homes, or a single room.¹¹ One input used to assess the housing unit need is household growth. SCAG projects housing in terms of households, which are defined as occupied housing units and refer to the number of individuals occupying a housing unit.¹² SCAG projects that the region will add approximately 1,621,000 households by 2045. The annual household growth is projected to be approximately 0.83 percent over the RTP/SCS planning horizon (2016-2045), which would outpace the anticipated regional annual population growth of 0.61 percent discussed above.¹³ The region's average household size (i.e., the number of persons per household) is anticipated to gradually decrease over the RTP/SCS planning horizon from 3.1 in 2016 to 2.9 by 2045 due to anticipated increases in household formation and housing construction.¹⁴

Table 3.9-1 shows the housing projections from 2020 to 2045 for the SCAG region as well as for Los Angeles and Orange counties based on the SCAG Connect SoCal 2020-2045 RTP/SCS. The estimated households in 2020 are 6,333,000 for the SCAG region, 3,472,000 in Los Angeles County, and 1,065,000 in Orange County. The households in the Master Plan Update horizon of 2035 are projected to be 7,170,000 in the SCAG region, 3,885,000 in Los Angeles County, and 1,125,000 in Orange County. The increase in housing from 2020 to 2035 is anticipated to be approximately 13.2 percent for the SCAG region, 11.9 percent for Los Angeles County, and 5.6 percent for Orange County.

¹⁰ Southern California Association of Governments, Regional Housing Needs Assessment, available at: <https://scag.ca.gov/rhna>, accessed November 28, 2022.

¹¹ U.S. Census Bureau, Quickfacts, Population Estimates Program, Housing Unit Definition, available at: <https://www.census.gov/quickfacts/fact/note/US/HSG010221>, accessed December 14, 2022.

¹² U.S. Census Bureau, Survey and Programs, Subject Definitions, available at: <https://www.census.gov/programs-surveys/cps/technical-documentation/subject-definitions.html#household>, accessed December 14, 2022.

¹³ Southern California Association of Governments, Adopted September 2020, *Connect SoCal 2020-2045 RTP/SCS Demographics and Growth Forecast*.

¹⁴ Ibid.

Table 3.9-4: Regional Housing Projections

Location	2020 ^a	2035 ^a	2045 ^a
SCAG Region	6,333,000	7,170,000	7,633,000
Los Angeles County	3,472,000	3,885,000	4,119,000
Orange County	1,065,000	1,125,000	1,154,000

Sources: ^a California Department of Finance, Population Projections, P-1: State Population Projections (2010-2060), Table P-2A Total Population for California and Counties, available at: <https://dof.ca.gov/forecasting/demographics/projections/>, accessed November 21, 2022; ^b Southern California Association of Governments, September 2020, *Connect SoCal 2020-2045 RTP/SCS Demographics and Growth Forecast*.

City of Long Beach Housing

Housing projections for the City of Long Beach are shown in Table 3.9-5. The estimated households in the City of Long Beach in 2020 (179,530) accounted for approximately 5.2 percent of the households in Los Angeles County, and approximately 2.8 percent of the households in the SCAG region. In 2035, it is estimated that the City of Long Beach households (188,500) would represent approximately 4.9 percent of the housing in Los Angeles County and 2.6 percent of the housing of the SCAG region. The SCAG Connect SoCal 2020-2045 RTP/SCS projects the housing the City of Long Beach to reach approximately 198,200 households by 2045, representing approximately 4.8 percent of the Los Angeles County housing and 2.6 percent of the total housing in the SCAG region. The RHNA allocation for the City of Long Beach is 26,502 housing units for the 2021-2029 planning period, or 3.3 percent of the total RHNA allocation for Los Angeles County.

Table 3.9-5: City of Long Beach Housing Projections

Location	2020 ^a	2035 ^b	2045 ^b
City of Long Beach	179,530	188,500	198,200

Sources: ^a California Department of Finance, Population Projections, P-1: State Population Projections (2010-2060), Table P-2A Total Population for California and Counties, available at: <https://dof.ca.gov/forecasting/demographics/projections/>, accessed November 21, 2022; ^b Southern California Association of Governments, September 2020, *Connect SoCal 2020-2045 RTP/SCS Demographics and Growth Forecast*.

CSULB Housing

Existing CSULB housing consists of the Parkside, Hillside, and Beachside Villages (i.e., residential communities). Parkside and Hillside are located on the CSULB main campus while Beachside Village is located approximately 0.6 miles west of the main campus. Currently, there is a total of 3,008 student beds across the three residential communities. Additionally, there are 13 on-campus non-student units for Housing and Residential Life (HRL) staff.¹⁵

Parkside is located at the northwestern section of the CSULB main campus and comprises nine buildings with a total of 1,387 student beds. A portion of Parkside is reserved for first-year students only, with the remainder open to all academic class levels.¹⁶ Hillside is located at the southwestern

¹⁵ It is assumed each unit includes an average of two people; therefore, 26 beds for Housing and Residential Life are included for planning purposes.

¹⁶ "Academic class level" refers to the classification of students based on units completed. The undergraduate class levels are first-year, sophomore, junior, and senior.

section of the CSULB main campus and comprises seven buildings with a total of 1,005 student beds. Hillside is open to all academic class levels. Beachside Village includes two buildings with a total of 616 student beds. Beachside Village is open to all academic class levels and transfer students. Existing University housing accommodates approximately 10 percent of the total student population. The remaining 90 percent of the student population and the majority of campus faculty/staff reside off-campus. Table 3.9-6 shows the number of student beds per housing community for the 2019-2020 academic year, which totals 3,008 student beds. The 13 on-campus non-student units for HRL staff are not included in the table.

Table 3.9-6: Campus Student Housing (AY 2019-2020)

Housing Community	Number of Student Beds
Parkside	1,387
Hillside	1,005
Beachside Village	616
Total	3,008

3.9.3 Methodology

As discussed in Section 3.9.1, Regulatory Setting, the State of California budget is the primary factor that determines enrollment levels, and in turn, the CSU allocates enrollment growth funding for California residents according to a specific enrollment growth target for each of the 23 universities. In the past, when the state has experienced a financial crisis, the enrollment funding for the CSU was reduced, and universities had to reduce their enrollment until additional funding became available in subsequent years. During the past 30 years, enrollment reductions have occurred four times.

Master Plans are intended to identify, describe, and provide a framework to implement proposed improvements to accommodate a projected change (generally an increase) in student enrollment and corresponding campus population (which includes student, faculty, and staff) through an identified planning horizon year. The projections serve as the basis for determining a campus's long-term space and infrastructure needs. The proposed Master Plan Update makes reasonable assumptions about projected student enrollment through the 2035 horizon year and assumes annual compounded growth of one percent throughout the life of the Master Plan Update, reflecting typical annual growth per the CSU's Office of the Chancellor, which consults with the state legislature regarding the funding needed to support enrollment growth.

As discussed in Section 3.9.2, the COVID-19 pandemic has affected the number of people on campus or traveling to and from campus with increases in remote work. As such, the 2019-2020 academic year data is being used for baseline data in this EIR as it is the most recent year of pre-pandemic in-person campus operations. Therefore, 2019 and 2020 population and housing data is included throughout this section.

Potential impacts of the Master Plan Update on population and housing were evaluated by comparing the existing campus population and housing to population and housing projected under the Master Plan Update. The projected Master Plan Update population and housing was then compared to the projected population and housing in the SCAG region, as identified in the 2020-2045 RTP/SCS, through the Master Plan Update horizon year 2035 to determine whether the projected gradual increase in the on-campus population and housing was accounted for in regional plans for the area.

As previously discussed, SCAG's 2020-2045 RTP/SCS includes projections for growth in population and households in the region through 2045. This most current RTP/SCS does not break down population projections for each local jurisdiction (i.e., city) throughout the planning horizon and, instead, provides a comparison of projections from the start of the previous planning period (2016) to the current planning period horizon year 2045. As such, the City of Long Beach 2035 population projection was obtained from the previous 2016-2040 RTP/SCS.

As previously stated in Section 3.9.2 above, for the purposes of the analysis in this Draft EIR, FTES is used as the most appropriate measure of student population at the campus, as opposed to headcount, because it provides a more accurate representation of the population that will be on-campus at a given time. FTE is also used to account for employees in certain occupational groups. Auxiliary employees and faculty/staff household members are shown in terms of headcount since they are assumed to be present on the campus most of the time.

SCAG accounts for college dormitory-style residences as "group quarters" in their regional housing projections.¹⁷ While the university displays student housing as "beds", the number of student beds does not directly correlate to number of student housing units, since a single campus student housing unit can contain multiple beds. Additionally, the number of beds per campus student housing unit may not be comparable to the household size (i.e., the number of individuals occupying a housing unit) estimated in SCAG's housing growth forecast. For a conservative analysis that overcounts student housing as a percentage of SCAG's housing allotment, it was assumed that one student bed is equal to one housing unit and one household.

Thresholds of Significance

The significance thresholds used to evaluate the impacts of the Master Plan Update related to population and housing are based on Appendix G of the CEQA Guidelines. Based on Appendix G, a project would have a significant impact related to population and housing if it would:

- 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); or
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

3.9.4 Impact Analysis

The impact analysis below is organized into a program-level analysis and a project-level analysis. For the program-level analysis, the Master Plan Update is evaluated as an overall program of projects developed over a multi-year planning horizon for the CSULB campus. For the project-level analysis, near- and mid-term development projects that would be implemented under the Master Plan Update are analyzed. The analysis of near- and mid-term projects below focuses on type of use, and specifically, housing.

¹⁷ Southern California Association of Governments, Adopted September 2020, *Connect SoCal 2020-2045 RTP/SCS Demographics and Growth Forecast*.

POP-1 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)?

Program-Level Analysis for Master Plan Update

The Master Plan Update would result in direct population growth through the development of student facilities and services that allow for increased student enrollment and increased campus population. The Master Plan Update would result in indirect population growth if associated infrastructure, such as roadways and utilities, are extended into off-campus areas that do not currently support that infrastructure, or if the capacity of the associated infrastructure is exceeded and new infrastructure facilities are required.

Direct Growth

The Master Plan Update proposes new campus facilities, including student housing, to accommodate existing students and the projected gradual increase in the on-campus population through the horizon year. New housing developed under the Master Plan Update would result in net increases of approximately 1,602 new student beds and approximately 285 new faculty and staff housing units. Additionally, although the Master Plan Update aims to minimize net new square footage, development under the Master Plan Update would include both renovation and/or replacement of campus facilities to accommodate the projected 723 net new employees.

As discussed in Section 2.5, Campus Population Projections, and Appendix B, Campus Population Projections Memorandum, the Master Plan Update projects student enrollment to be approximately 36,000 FTES by 2035. Supported by historical data for the campus, enrollment projections for the Master Plan Update assume that approximately 7.44 percent of the total enrollment in 2035, or 3,000 FTES, would be accommodated by virtual learning modes or not otherwise accommodated on campus, such as through clinical nursing or student teaching supervision. Additionally, based on historical data of employee profiles from 2009 to 2019,¹⁸ the Master Plan Update assumes that the number of FTE employees would increase proportionately with the student population at a rate of approximately 1.16 percent annually through horizon year 2035. Table 3.9-7 shows the existing and projected campus population.

Table 3.9-7: Existing and Projected Campus Population

Population Group	Academic Year 2019-2020	Master Plan Update Horizon Year 2035	Net Change in Population
Full-Time-Equivalent Students (On-Campus)	28,876	33,334	4,458
Full-Time-Equivalent Employees	3,295	3,918	623
Auxiliary Employees	528	628	100
Faculty/Staff Household Members ^a	0	285	285
Total	32,699	38,165	5,466

^a "Faculty/Staff Household Members" accounts for persons in faculty/staff households who are not employed by CSULB (e.g., family members, domestic partners, etc.).

¹⁸ California State University, Faculty and Staff, Employee Profile, Previous Year's Reports, Employee Profile 2009-2019, available at: <https://www.calstate.edu/csu-system/faculty-staff/employee-profile/Pages/past-reports.aspx>, accessed June 29, 2022.

The Master Plan Update uses the projected future student enrollment and total campus population through the 2035 horizon year to establish the development program and space planning requirements to support that projected future campus population. As shown in Table 3.9-7, the Master Plan Update is anticipated to result in a net increase in the on-campus population of 5,466 FTES, FTE employees, auxiliary employees, and faculty/staff household members¹⁹ through the horizon year. As an urban commuter campus, it is anticipated that most of the net new on-campus student and employee population would come from within the SCAG region. Additionally, SCAG collects college enrollment estimates and accounts for university students in their population projections.²⁰ The net increase in the campus population resulting from the proposed Master Plan Update would represent approximately 0.03 percent of the population in the SCAG region, 0.05 percent of the population in Los Angeles County, and 0.16 percent of the population in Orange County in the horizon year 2035. As the campus population is accounted for in the SCAG regional demographics and growth forecasts in the 2020-2045 RTP/SCS, the net increase in the on-campus population resulting from the Master Plan Update would not be considered unplanned growth. Faculty and staff employment growth, which anticipates 723 additional employees by 2035, is also accounted for in the 2020-2045 RTP/SCS, which projects a net increase of 9,304,000 jobs in the SCAG region by the year 2035.²¹ Therefore, the proposed Master Plan Update would not directly induce substantial unplanned population growth in the area and no impact would occur.

Indirect Growth

As discussed in Chapter 2, Project Description, the purpose of the Master Plan Update is to optimize the existing physical assets of the campus, enhance the efficiency of facilities throughout the campus, and allow the existing buildings and programs to evolve to accommodate future campus needs. Development under the Master Plan Update would consist of renovation and redevelopment of existing facilities and new, infill development within the existing campus boundaries to accommodate the projected net increase in campus population through the horizon year.

Proposed mobility and parking improvements would consist of enhancements to increase pedestrian and bicyclist safety and comfort. These mobility improvements would renovate and improve connections to existing facilities within and through the main campus to support the existing and projected campus population through the horizon year and would not extend the capacity of existing roadways.

Utilities required to operate the proposed development under the Master Plan Update would be constructed as part of the Master Plan Update and would connect to the existing utility infrastructure network serving the CSULB main campus and Beachside Village property. Proposed utility projects would be sized adequately to serve the projects under the Master Plan Update and would not result in additional infrastructure capacity that would induce unplanned growth.

Therefore, the renovation, replacement, and development of new projects under the Master Plan Update would not indirectly induce substantial unplanned population growth in the area and no

¹⁹ Due to the provision of housing for faculty and staff as part of the Master Plan Update, it is anticipated that a small portion of faculty and staff would reside on campus with other members of their household. Based on historic data of non-student residents living on the CSULB campus, it is anticipated that an additional 285 individuals associated with faculty and staff households would also be living on-campus.

²⁰ Southern California Association of Governments, Adopted September 2020, *Connect SoCal 2020-2045 RTP/SCS Demographics and Growth Forecast*.

²¹ Ibid.

impact would occur.

Project-Level Analysis for Near- and Mid-Term Development Projects

Direct Growth

One of the objectives of the proposed Master Plan Update is to increase the number of student beds on campus. The increase of approximately 1,602 student beds and approximately 285 faculty and staff housing units would be achieved through the proposed campus housing projects which include right-sizing existing housing units in the Hillside and Beachside housing communities to include common/shared living spaces within the buildings (Hillside College Renovations/Addition and Beachside Housing projects); increasing the number of beds available through a proposed increase in units at Parkside (New Parkside Housing Village project); and providing 285 faculty and staff housing units in a proposed new apartment housing building (Faculty and Staff Housing project). Table 3.9-8 shows the existing and proposed number of beds and units associated with the proposed campus housing projects.

Table 3.9-8: Proposed Campus Housing Improvements

Campus Housing	Existing	To Be Demolished	Net New	Proposed At Buildout
Student Beds				
Parkside	1,387 beds	1,387 beds	2,085 beds	3,472 beds
Hillside	1,005 beds	311 beds	0 beds	694 beds
Beachside	616 beds	172 beds	0 beds	444 beds
Total	3,008 beds	1,870 beds	2,085 beds	4,610 beds
<i>Net Change</i>				+1,602 beds
Non-Student Beds/Units^a				
Housing and Residential Life	26 beds/ 13 units	0	0	26 beds/ 13 units
Faculty and Staff Housing	0	0	570 beds/ 285 Units	570 beds/ 285 Units
Total	26 beds/ 13 units	0	596 beds/ 298 Units	596 beds/ 298 Units
<i>Net Change</i>				+570 beds/ +285 Units

^{a.} It is assumed each unit would accommodate an average of two people; therefore, 26 beds for Housing and Residential Life and 570 beds for Faculty and Staff Housing are included for planning purposes.

^{b.} Existing Housing and Residential Life units are dispersed throughout Parkside, Hillside, and Beachside and are not included in the student bed count.

As shown in Table 3.9-8, the proposed campus housing projects are anticipated to result in a net increase of approximately 1,602 student beds on the campus and 285 units for faculty and staff housing. These net new beds and units would accommodate the projected net increase in the campus population discussed for the Master Plan Update at the program level above.

As previously discussed, SCAG accounts for college dormitory-style residences as “group quarters” in their regional housing projections, but the number of student beds does not directly correlate to number of student housing units, and the number of beds per campus student housing unit may not be comparable to SCAG’s household size. However, if it is conservatively assumed

that each student bed equates to one housing unit and one household, the net new student beds and faculty/staff housing units proposed in the campus housing projects would represent approximately 0.03 percent of the housing in the SCAG region, 0.06 percent of the housing in Los Angeles County, and 0.19 percent of the housing in Orange County in the horizon year 2035. The projected campus housing is accounted for in the SCAG regional demographics and growth forecasts in the 2020-2045 RTP/SCS, which are also used to determine the RHNA allocation for each local jurisdiction within the SCAG region. Additionally, the net increase of approximately 1,602 new student beds proposed under the Master Plan Update would support the goal of the CSULB Housing Capacity Expansion Plan to increase the total number of student beds by 1,000 by 2035. As such, the net increase in the student beds and faculty/staff housing units provided by the proposed campus housing projects would not be considered unplanned growth. Therefore, the proposed campus housing projects under the Master Plan Update would not directly induce substantial unplanned population growth in the area. The impact would be less than significant.

Indirect Growth

Similar to the program-level analysis for the development under the Master Plan Update, neither the proposed campus housing projects nor mobility improvements would expand the capacity of existing roadways. Additionally, as discussed in Chapter 2, Project Description, utilities required to operate the proposed housing projects would be constructed as part of the Master Plan Update and would connect to the existing utility infrastructure network serving the CSULB main campus and Beachside Village property. Proposed utility projects would be sized adequately to serve the projects under the Master Plan Update and would not result in additional infrastructure capacity that would induce unplanned growth. Therefore, development of the proposed campus housing projects under the Master Plan Update would not indirectly induce substantial unplanned population growth in the area. The impact would be less than significant.

POP-2 Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Program-Level Analysis for Master Plan Update

As previously discussed, one of the objectives of the proposed Master Plan Update is to increase the number of student beds on campus by approximately 1,602. These beds would accommodate the projected gradual increase in the on-campus population through the horizon year. As discussed in more detail in the project-level analysis below, several campus housing improvements are proposed under the Master Plan Update. Although some existing student housing facilities would be demolished and replaced with new student housing facilities, these improvements would be implemented in phases such that the level of campus housing availability would not decrease year to year over the planning horizon. Additionally, the existing units at CSULB include traditional doubles with two beds per unit; semi-suites with four or five beds per unit; or full-suite-designed doubles that have been modified to remove the common living space areas to accommodate more beds per unit. The Master Plan Update would involve right-sizing units to include common space. Development under the Master Plan Update would be phased to convert common living space to accommodate additional beds, if needed, until construction of additional housing units is completed. In this way, the number of beds could be shifted between the available housing communities to ensure that an adequate number of beds is always available to accommodate the projected gradual increase in the campus's residential population. Therefore, development under the Master Plan Update would not displace substantial numbers of existing people or housing. The impact would be less than significant.

Project-Level Analysis for Near- and Mid-Term Development Projects

Four near-term campus housing projects are proposed to achieve the net increase in the number of beds on campus. These projects include establishment of a Parkside residential community that replaces the existing Parkside Residence Halls (New Parkside Housing Village project); renovations/addition to the existing Hillside College housing community (Hillside College Renovations/Addition project); renovation of the existing Beachside Village property (Beachside Housing project); and construction of a new Faculty and Staff Housing residence (Faculty and Staff Housing project). Table 3.9-8 shows the existing beds and proposed number of beds associated with the proposed campus housing projects. Together, the proposed campus housing projects would result in a net increase of approximately 1,602 student beds, for a total of 4,610 student beds, and 285 new faculty/staff units (570 beds).

Proposed redevelopment of the Parkside residential community would demolish existing residence halls at the Parkside site and construct of new buildings to accommodate approximately 2,085 student beds. Proposed redevelopment at Hillside would involve expanding six buildings within this housing community to add communal space and remove 311 student beds at Hillside. Renovation at the Beachside Village property would right-size the units in this housing community to restore common living spaces that have been converted to accommodate additional beds, resulting in a net decrease of approximately 172 student beds at Beachside. While the proposed improvements at Hillside and Beachside would reduce the number of beds at these housing communities (a decrease of 483 beds), the new Parkside residential community would provide a net increase in beds (increase of 1,602 beds). As discussed under the program-level analysis for the Master Plan Update, the proposed housing projects would be implemented in phases to ensure that adequate number of beds are available to accommodate the projected campus population. Additionally, as discussed under the program-level analysis for the Master Plan Update, development of the proposed near-term housing projects would be phased to convert common living space to accommodate additional beds, if needed, until construction of the additional housing units at Parkside is completed. The number of beds would be shifted between the available housing communities to ensure that an adequate number of beds would be available to accommodate the projected gradual increase in the campus population. Therefore, implementation of the proposed improvements at the Parkside, Hillside, and Beachside housing communities would not displace substantial numbers of existing people or housing.

The proposed Faculty and Staff Housing building would involve demolition of the existing Design Building and construction of a new building at the site to accommodate faculty and staff housing, which would result in a net increase of approximately 285 faculty and staff units (570 beds). This project would develop new housing accommodations at a site that does not currently contain housing units or beds. As such, the proposed Faculty and Staff Housing project would not displace existing housing or people, and no impact would occur. No changes would occur to the 13 existing on-campus non-student units for HRL staff. Therefore, implementation of the housing projects under the Master Plan Update would not displace substantial numbers of existing people or housing. The impact would be less than significant.

3.9.5 Mitigation Measures

No mitigation measures are required.

3.9.6 Level of Significance After Mitigation

Development under the Master Plan Update would result in less than significant impacts to population and housing.

3.9.7 Cumulative Impacts

As discussed in Section 3.9.2, annual population growth in the SCAG region is projected to be approximately 0.61 percent through 2045. The population and housing in the Master Plan Update horizon year of 2035 is projected to be 21,443,000 residents and 7,170,000 households in the SCAG region, respectively. The net increase in the campus population resulting from the proposed Master Plan Update would represent approximately 0.03 percent of the population in the SCAG region. The net new student beds and faculty and staff housing units proposed in the housing projects under the Master Plan Update would represent approximately 0.03 percent of the housing in the SCAG region. Both the projected campus population and housing are accounted for in the SCAG regional demographics and growth forecasts in the 2020-2045 RTP/SCS, which are also used in the determination of the RHNA allocation for the region, and thus, would not be considered unplanned growth. Similarly, other anticipated growth in the SCAG region from existing approved general plans and housing elements is also accounted for the 2020-2045 RTP/SCS and the RHNA allocation. As such, implementation of the Master Plan Update would help offset the housing need identified in the RHNA and contribute to a cumulatively beneficial impact to housing in the SCAG region.

It is possible that updates to general plans or projects requiring general plan and/or zoning changes could result in unplanned population growth. Nonetheless, because the projected campus population and housing is included in the regional population and housing projections, the proposed Master Plan Update would not contribute to a cumulatively considerable impact. Additionally, all development under the Master Plan Update would occur within the boundaries of the existing CSULB main campus and the Beachside Village property. As such, development under the Master Plan Update, considered together with other related projects, would not contribute to the displacement of substantial numbers of existing people or housing in the area, necessitating the construction of replacement housing elsewhere. Therefore, implementation of the Master Plan Update would result in less than significant cumulative impacts related to population and housing.