
5. Environmental Analysis

5.8 POPULATION AND HOUSING

This section of the DSEIR examines the potential for the Modified Project, as compared to the Approved Project, to cause socioeconomic impacts, relating to population, employment, and demand for housing, particularly housing with cost/rent ranges defined as “affordable.”

The analysis in this section is based, in part, on these sources:

- *2006 Orange County Projections*, Center for Demographic Research, CSUF, November 30, 2006.
- *2010 Orange County Projections*, Center for Demographic Research, CSUF, January 27, 2011.
- *United States Bureau of the Census, 2000 and 2010*.

5.8.1 Environmental Setting

The following environmental setting is provided for informational purposes only. Please note that, consistent with applicable case law, the baseline for the DSEIR's analyses is the Approved Project.

5.8.1.1 Local and Regional Planning Projections

The Proposed Project Site's demographics are best examined in the context of existing and projected population for the Orange County region and Irvine. Information on population, housing, and employment for the Proposed Project Site is available from several sources:

U.S. Census Data

The United States Bureau of the Census publishes population, household and employment data gathered through the decennial census. This data provides a record of historic growth rates in the County of Orange and the City of Irvine. The most recent Census was conducted in 2010 (“2010 Census”) and this data is used, when available, for analysis in this section of the DSEIR. Table 5.8-1 shows Orange County's population, housing and rate of growth between 2000 and 2010 based on this data. Table 5.8-2 presents Irvine's population, housing, and rate of growth between 2000 and 2010 based on this data. Employment data from the 2010 Census is not available at the time of preparation of this DSEIR, so this DSEIR utilizes employment data from the 2000 Census.

Table 5.8-1
Orange County Population and Housing, 2000-2010

	2000	2010	Change, 2000-2010	Percent Change, 2000-2010
Population	2,846,289	3,010,232	163,943	5.8%
Housing Units	969,484	1,048,907	79,423	8.1%

Source: 2010 U.S. Census.

5. Environmental Analysis

POPULATION AND HOUSING

Table 5.8-2
City of Irvine Population and Housing, 2000-2010

	2000	2010	Change, 2000-2010	Percent Change, 2000-2010
Population	143,072	212,375	69,303	48.2%
Housing Units	53,711	83,899	30,188	54.3%

Source: 2010 U.S. Census.

As shown above in Tables 5.8-1 and 5.8-2, the growth rates of population and housing units in Irvine between 2000 and 2010 were substantially higher than the corresponding rates for Orange County as a whole.

Orange County Projections

Orange County jurisdictions and public agencies develop demographic estimates and projections to provide a common foundation for regional and local planning, policymaking, and infrastructure provision. Orange County agencies contract with the Center for Demographic Research at California State University, Fullerton, to develop and periodically update demographic projections for Orange County. The Orange County Council of Governments adopted the most recent projections, entitled 2010 Orange County Projections (“OCP-2010”), on January 27, 2011. The OCP-2010 dataset is the result of the approved OCP update and revision process which took place during 2009 and 2010, but does not include 2010 Census data. Prior to the adoption of OCP-2010, OCP-2006 projections were the most recently released Center for Demographic Research projections.

OCP-2010 projects the level and distribution of population, housing, and employment growth based on detailed information about growth trends, development and local land use provided by Orange County jurisdictions and public agencies; infrastructure, utility and service providers; and the private sector. The Center for Demographic Research adjusts its projections to reflect California Employment Development Department employment projections. OCP-2010 accounts for projects in progress, such as the Approved Project, including the 1,269 density bonus units. Table 5.8-3 presents OCP-2010 projections for Orange County and City population, housing and employment for 2008 through 2035.

As shown in Table 5.8-3, forecast growth rates for population, dwelling units, and employment in Irvine over the 2008–2035 period are all higher than the corresponding rates for the entire Orange County area.

Regional Projections

The OCP-2006 projections were submitted as the County’s input to the regional growth projections prepared for the six-county Southern California region by the Southern California Association of Governments (“SCAG”). OCP-2006 incorporated the Approved Project (without the density bonus units which were granted pursuant to state law in 2008) into the projections, and assumed 3,625 residential units for the Proposed Project Site. The most current regional projections are SCAG’s adopted 2008 Regional Forecast for the County of Orange, which is similar, but not identical to OCP-2006. SCAG’s regional forecast modifies the OCP-2006 growth distribution to reflect regional transportation and housing policies and is not constrained by local general plans like OCP-2006. OCP-2010 projections, which include the density bonus units, will be used for SCAG’s next regional forecast.

5. Environmental Analysis

POPULATION AND HOUSING

Table 5.8-3
OCP-2010 Projections for Orange County and the City of Irvine, 2008
Through 2035

	2008	2010	2020	2035	Change, 2010-2035	
					Total	Percent
Orange County						
Population	3,123,058	3,182,061	3,430,505	3,582,266	400,205	12.6%
Dwelling Units	1,035,005	1,045,959	1,100,260	1,174,912	128,953	12.3%
Employment	1,624,061	1,510,928	1,646,437	1,799,477	288,549	19.1%
City of Irvine						
Population	210,761	223,024	271,340	309,977	86,953	39.0%
Dwelling Units	78,955	83,103	100,572	117,427	34,324	41.3%
Employment	223,480	203,831	236,641	286,492	82,661	40.6%

Population Growth – Orange County

Population growth in Orange County has maintained a strong but diminishing pace in recent decades (US Census). From 1990 to 2000 Orange County's population increased by 18.1 percent, or 1.8 percent per year. From 2000 to 2010, Orange County's population increased by only 5.8 percent, or 0.6 percent per year. The OCP-2010 projected population for Orange County in 2010 is 5.6 percent higher than the actual 2010 population estimate of 3,010,232 set forth in the 2010 Census. Although the County's population is growing, OCP-2010 forecasts that the rate of population growth will continue to decrease over time. From 2010 through 2035, OCP-2010 projects that Orange County's population will grow by an average of 16,008 people per year, which amounts to 0.5 percent per year.

Population Growth – City of Irvine

According to the US Census, the population in Irvine grew 30.4 percent in the 1990's and 48.2 percent between 2000 and 2010, outpacing population growth in Orange County as a whole. The OCP-2010 projected population for Irvine in 2010 to be approximately 5 percent higher than the actual 2010 population estimate set forth in the 2010 Census. According to the OCP-2010, Irvine residents were projected to account for approximately 7 percent of Orange County's population in 2010. During the 2008-2035 period, the percentage of Orange County's population residing in Irvine is forecasted to increase from 7.0 percent to 8.7 percent. Irvine's average annual population increase is projected to be 3,478 people (or 1.6 percent per year) between 2010 and 2035, resulting in an estimated 2035 population of 309,977.

Housing Growth – Orange County

According to the US Census, housing growth in Orange County has surpassed the pace of population growth. From 1990 to 2000, the number of housing units County-wide increased a total of 11 percent, with an average annual growth rate of 9,441. The number of housing units in Orange County was reported as 969,484 in the 2000 Census, and 1,048,907 units in the 2010 Census (similar to the OCP-2010 unit count of 1,045,959), an 8.1 percent increase from the 2000 Census. The California Department of Finance estimated the January 2010 dwelling unit vacancy rate in Orange County to be 3.37 percent. OCP-2010 projects that the County's housing stock will increase by 128,953 units (12.3 percent) between 2010 and 2035, with an average increase of 5,158 dwelling units per year.

5. Environmental Analysis

POPULATION AND HOUSING

Housing Growth – City of Irvine

According to the US Census, during the 1990's, Irvine's housing stock increased by 27 percent (an average annual growth rate of 1,149 units), which was substantially greater than Orange County's 11 percent growth rate during that same period. Similarly, Irvine's housing stock growth outpaced Orange County's between 2000 and 2010, growing 54.3 percent as compared to Orange County's 8.1 percent growth. The OCP-2010 forecasts that Irvine's housing stock will increase by 34,324 units between 2010 and 2035 (an average annual growth rate of 1,373 units or 1.7 percent), which is slower than the 5.4 percent average annual growth rate that occurred in Irvine between 2000 and 2010 (US Census). The OCP-2010 also forecasts that Irvine's housing stock as a proportion of Orange County's housing stock will increase from 7.9 percent to 10.0 percent during the 2010 to 2035 time period. Estimated housing units by type in Irvine are described below in Table 5.8-4. Irvine's housing stock consists of 52.7 percent single-family units, compared with 62.6 percent single-family units County-wide. According to the California Department of Finance, the January 2010 dwelling unit vacancy rate for Irvine was 4.52 percent, which is above the County-wide rate of 3.37 percent. The City General Plan's 2000-2005 Housing Element ("Housing Element") identifies 3.1 percent as an optimal vacancy rate.

***Table 5.8-4
Housing Units by Type (Estimated), City of Irvine, 2010***

	<i>Units</i>	<i>Percent of Total Units</i>
Single-Family Detached	28,138	34.7%
Single-Family Attached	14,605	18.0%
Multi-Family, 2 to 4 units per structure	5,091	6.3%
Multi-Family, 5 or more units per structure	32,155	39.7%
Mobile Homes	1,022	1.3%
Total	81,011	100%

Source: DOF 2010

Note: Department of Finance data is used in this Table because 2010 US Census housing data is not yet available by unit type. US Census data identified a total of 83,899 housing units in the City of Irvine in 2010.

Housing affordability and availability have become major housing policy issues within the City, the Orange County region, and throughout the State. The City prepared its most recent Housing Element update to provide a long-term blueprint for housing within the context of local and regional trends and housing production and housing affordability goals.

Housing affordability is a function of income and housing cost. Between November 2010 and January 2011, median home sales prices in the City ranged from \$440,000 to \$805,000, depending on zip code (Trulia.com, February 2011). To encourage and facilitate new affordable housing opportunities, in 2003 the City adopted an inclusionary housing ordinance (Ordinance No. 04-15 and 07-11) ("Housing Ordinance") that requires 15 percent of all new housing units in projects containing 50 or more units to be restricted to very low, low, and moderate income households. The percentage of units required in each income category (very low, low, and moderate) is determined in the Housing Ordinance through a series of ratios based on affordability, tenure, and bedroom count.

As part of the Approved Project, the Applicant has already committed to providing 544 affordable housing units (equivalent to 15 percent of the originally approved 3,625 residential units). On November 6, 2008, the

5. Environmental Analysis

POPULATION AND HOUSING

City approved the Applicant's Master Affordable Housing Plan and Application which provide for the development of 399 (11 percent) very low income units, and 145 (4 percent) lower and moderate income units. Due to the provision of a higher than required percentage of very low income units, the affordable housing units being provided as part of the Modified Project exceed the City's inclusionary housing requirements.

The City's Housing Element notes that affordable housing goals and implementation programs are needed to meet production targets set by California's Department of Housing and Community Development ("HCD") to encourage each jurisdiction in the State to provide its fair share of very low, low and moderate income housing needed during SCAG's planning period. HCD's numeric housing production goals are known as Regional Housing Needs Assessment ("RHNA") targets. State law requires the Housing Element of the General Plan to identify RHNA targets and document programs designed to meet them (California Government Code § 65580 et seq.). To that end, the City's Housing Element analyzes housing needs within the City's demographic context; reviews potential market, governmental, and other constraints to meeting the City's housing needs; evaluates the resources available to meet housing needs; and establishes policies and objectives to make progress in meeting the City's housing needs during the planning period. HCD certified the City's 2000–2005 Housing Element in May 2002, and the Irvine City Council adopted it in November 2002. At the time of preparation of this DSEIR, the Housing Element for the 2008–2014 planning period is in the HCD review process. Thus the analysis in this section relies on the 2000–2005 adopted Housing Element.

The City of Irvine's 2000–2005 Housing Element contains a package of goals, objectives and policies designed to meet its 2000–2005 RHNA targets as well as other housing needs in Irvine. Table 5.8-5 shows the City's RHNA goal of providing 10,782 additional units to meet the needs of very low, low, moderate, and upper income households in Irvine.

Table 5.8-5
City of Irvine Regional Housing Needs
Assessment Targets, 1998–2005

<i>Household Income Category</i>	<i>Target (units)</i>
Very Low Income ¹	1,942
Low Income ²	1,186
Moderate Income ³	2,049
Upper Income ⁴	5,605
Total	10,782

Source: City of Irvine Housing Element November 2002.

¹ 0–50 percent of Area Median Income (AMI)

² 51–80 percent of AMI

³ 81–120 percent of AMI

⁴ Greater than 120 percent of AMI

A Final RHNA was prepared for the planning period of January 1, 2006, to June 30, 2014, and was adopted on July 12, 2007, by SCAG's Regional Council. The RHNA prepared by SCAG defines the housing unit construction goals for the region. For the planning period of January 1, 2006 through June 30, 2014, Orange County was allocated a RHNA of 82,332 units. Irvine, with six percent of the population and eight percent of the land area of the County, was allocated a RHNA target of 35,660 units—more than 43 percent of the entire County's RHNA. The proposed unit distribution of those units across various income categories is set forth

5. Environmental Analysis

POPULATION AND HOUSING

below in Table 5.8-6. The RHNA target number was based on projected household growth and the resultant need for construction of additional housing units allocated over the 2006 to 2014 planning period. In order to obtain a rebuttable presumption of being in substantial compliance with state law, the City must submit its revised Housing Element addressing these new targets to HCD for review and approval.

Table 5.8-6
City of Irvine Regional Housing Needs
Assessment Targets, 2006-2014

Household Income Category	Target (units)
Very Low Income ¹	7,735
Low Income ²	6,408
Moderate Income ³	7,139
Upper Income ⁴	14,378
Total	35,660

Source: City of Irvine 2007.

¹ 0-50 percent of County Area Median Income (AMI) - \$41,850 (these estimates assume a 3-person household and are adjusted for 2010 California State Income Limits)

² 51-80 percent of AMI - \$66,900

³ 81-120 percent of AMI - \$94,200

⁴ Greater than 120 percent of AMI - greater than \$94,200

The City disputed its assigned RHNA targets through formal administrative and judicial channels. The City believes that the housing targets for very low, low, moderate and above moderate income categories were generated by a regional formula prepared by SCAG that results in an unreasonable, financially infeasible, and inequitable share of Orange County's housing production target falling on Irvine. The City appealed its RHNA target to SCAG, the body that mandated this allocation, for a reduction in its RHNA, but that appeal was denied. The City subsequently filed a lawsuit against SCAG, but the California Supreme Court ultimately determined it had no jurisdictional authority to hear matters relating to the RHNA. As such, the City is forced to address the RHNA targets presented above (Table 5.8-6).

Current Housing on the Proposed Project Site

There are no residents currently living on the Proposed Project Site. At the time of preparation of the 2003 OCGP EIR, there were 4,380 vacant group quarters and 1,209 vacant single-family residential units on the Proposed Project Site from the Site's previous use as a Marine Corps base, but the majority of the units have been demolished and the remaining units are not fit for human habitation.

Employment Growth - Orange County

From 1990 to 2000, County-wide employment increased by 15.1 percent, with an average annual increase of 19,734 jobs (US Census). According to OCP-2000, as of June 2000, Orange County had approximately 1.5 million jobs. According to OCP-2010, that number was projected to increase to approximately 1.51 million by 2010 (as shown in Table 5.8-3). In January 2011, the California Employment Development Department ("EDD") estimated that Orange County had an unemployment rate of 9.7 percent.

5. Environmental Analysis

POPULATION AND HOUSING

OCP-2010 projects that jobs in Orange County will grow by 288,549 between 2010 and 2035, which amounts to an average of 11,542 jobs per year (a 19.1 percent increase in jobs over the 25-year period).

Employment Growth – City of Irvine

According to the 2000 Census, the number of jobs in Irvine increased by 16 percent during the 1990's, an average annual increase of 2,555 jobs. According to OCP-2006, Irvine was estimated to have 176,986 jobs in 2000. That number was projected to increase to 203,831 in 2010, according to OCP-2010. OCP-2010 projects a 40.6 percent employment increase, or a total of 82,661 new jobs, in Irvine between 2010 and 2035, which represents an average annual increase of 3,306 jobs. In 2035, Irvine is projected to garner 28.6 percent of County-wide employment, as projected by OCP-2010.

Current Employment on the Proposed Project Site

There are currently several employment-generating uses on the Proposed Project Site, including offices of the City Community Development Department, Great Park Corporation ("GPC") and Tierra Verde Industries, Second Harvest, Families Forward, and the Orange County Great Park Balloon Preview Park. Total employment on the Proposed Project Site at the time of preparation of this DSEIR is estimated at 100 to 200 jobs, based on the types of uses.

Jobs-Housing Ratio

The jobs-housing ratio is a general measure of the balance between the number of jobs and number of housing units in a geographic area, without regard to economic constraints or individual preferences. The jobs-housing ratio is one indicator of a project's effect on growth and quality of life in the vicinity of a project. No ideal jobs-housing ratio has been adopted in state, regional, or city policies; jobs-housing goals and ratios are advisory only. SCAG applies the jobs-housing ratio at the regional and subregional level as a tool for analyzing the fit between jobs, housing, and infrastructure. The American Planning Association ("APA") is an authoritative resource for community planning best practices, including recommendations for assessing jobs-housing ratios. Although the APA recognizes that an ideal jobs-housing ratio will vary from jurisdiction to jurisdiction, its recommended target for an appropriate jobs-housing ratio is 1.5 with a recommended range of 1.3 to 1.7 (Weltz, 2003).

As shown in Table 5.8-7, Orange County provided a jobs-housing ratio of 1.44 jobs per household in 2010. Based on the range of 1.3 to 1.7, Orange County is relatively balanced. In the future, Orange County is anticipated to remain well-balanced as a result of economic and demographic forces expected within the planning period. OCP-2010 projects that Orange County's jobs-housing ratio will be 1.53 in 2035.

Employment will continue to grow as Orange County captures a steady portion of the region's growth due to its business and educational resources, and its coastal location, which will translate to employment growth in Irvine. OCP-2010 projects that Irvine will outpace Orange County's housing and employment growth rates between 2010 and 2035. Estimated jobs-housing ratios for Irvine in 2010 and 2035, based on OCP-2010 projections, are 2.45 and 2.44, respectively.

5. Environmental Analysis

POPULATION AND HOUSING

Table 5.8-7
Jobs to Housing Ratio for Orange County and the City of Irvine
2008 Through 2035 Based on OCP-2010

	2008	2010	2020	2035
Orange County				
Dwelling Units	1,035,005	1,045,959	1,100,260	1,174,912
Employment	1,624,061	1,510,928	1,646,437	1,799,477
Jobs-housing Ratio	1.57	1.44	1.50	1.53
City of Irvine				
Dwelling Units	78,955	83,103	100,572	117,427
Employment	223,480	203,831	236,641	286,492
Jobs-housing Ratio	2.83	2.45	2.35	2.44

5.8.2 Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the City has determined that a project would normally be considered to have a significant effect on the environment if the project would:

- P-1 Induce substantial 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).
- P-2 Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- P-3 Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

The analyses in Chapter 8 of this DSEIR, *Impacts Found Not to Be Significant*, substantiate the City's determination that the following impacts of the Modified Project with respect to population and housing would be less than significant:

- Impacts P-2 and P-3. Since the Proposed Project Site is a former military base without any permanent housing, it will neither displace existing housing, nor displace a substantial number of people. Accordingly, those impacts will not be addressed in the following analysis.

5.8.3 The Approved Project

The Certified EIR concluded that development of the originally approved 3,625 dwelling units would result in a population increase of approximately 9,000 residents. That increase had not been contemplated by local planning projections, although it had been contemplated by regional planning projections, at the time the 2003 OCGP EIR was certified. The Certified EIR also concluded that the originally approved 6,585,594 square feet of non-residential development would create approximately 16,510 jobs. The employment generation for the Approved Project has not changed from that analyzed in the Certified EIR.

The Certified EIR further concluded that the originally approved 3,625 dwelling units and 16,510 jobs, for an on-site jobs-housing ratio of 4.55, would result in a significant adverse direct impact by exacerbating the

5. Environmental Analysis

POPULATION AND HOUSING

already jobs-rich jobs-housing ratio in the City of Irvine. Although the new jobs created by the originally approved 6,585,594 square feet of non-residential development would not have exceeded the projections for the Proposed Project Site set forth in the OCP-2000, the Certified EIR concluded that they would have contributed to the City of Irvine's existing jobs-housing imbalance. No other significant impacts to population and housing were identified in the Certified EIR.

In 2008, the City granted 1,269 density bonus residential units to Heritage Fields pursuant to state law. Consequently, the Approved Project now includes a total of 4,894 residential units, and a total of 12,462 residents, based on estimates of persons per household in the City's General Plan (Irvine, 2002). The Approved Project, including the 1,269 density bonus units, was included in the City's data for OCP-2010, which will in turn be used by SCAG to establish regional growth forecasts. Therefore, the population, housing and employment growth created by the Approved Project is consistent with OCP-2010 regional planning projections, and will be consistent with anticipated forecasts forthcoming from SCAG. OCP-2010 estimates a jobs-housing balance of 2.45 in Irvine in 2010 and 2.44 in 2035. Therefore, the Approved Project, including the density bonus housing units, is expected to contribute to making the community more jobs-housing balanced over time. Orange County's jobs-housing balance is projected to change from 1.44 to 1.53 during the same 25-year period, still well within the range recommended by APA (Weltz, 2003).

The 16,510 new jobs contemplated in the Certified EIR will still be generated under the Approved Project. Therefore, the Approved Project, which includes 4,894 residential units, would have an on-site jobs-housing ratio of 3.37, which is substantially improved from the 4.55 ratio associated with the 3,625 units analyzed in the Certified EIR. However, since the 3.37 jobs-housing ratio is still greater than Irvine's existing jobs-housing ratio of 2.45, the Approved Project's significant impact to the jobs-housing balance remains.

5.8.4 Environmental Impacts of the Modified Project

Existing Plans, Programs, and Policies

The following measures are existing plans, programs, or policies ("PPPs") that apply to the Modified Project, as well as to the Approved Project, and will help to reduce and avoid potential impacts related to population and housing:

- PPP 8-1 ***Compliance with the City's Housing Element.*** Compliance with the City's Housing Element policies provides a strategic blueprint to ensure the siting of new very low, low, and moderate income housing units in future development projects under the Modified Project to help the City continue to meet its State fair share housing targets. The Housing Ordinance mandates that all projects with 50 or more housing units shall set-aside 15 percent of the total units for very low, low, and moderate income households.

Project Design Features

There are no project design features of the Modified Project that help to reduce and avoid potential impacts related to population and housing.

The following impact analysis addresses the threshold of significance for which the Initial Study for the Modified Project disclosed there could be potentially significant impacts. The applicable impact is identified in brackets after the impact statement.

5. Environmental Analysis

POPULATION AND HOUSING

IMPACT 5.8-1: **THE MODIFIED PROJECT WOULD NOT RESULT IN A CHANGE IN THE NUMBER OF RESIDENTS AND HOUSING UNITS OR IN PROJECT-GENERATED EMPLOYMENT AS COMPARED TO THE APPROVED PROJECT. HOWEVER, SINCE THE MODIFIED PROJECT'S JOBS-HOUSING RATIO OF 3.37 IS STILL GREATER THAN IRVINE'S EXISTING JOBS-HOUSING RATIO OF 2.45, THE SIGNIFICANT IMPACT TO JOBS-HOUSING BALANCE WOULD REMAIN. [IMPACT P-1].**

Impact Analysis:

Population

Both the Approved Project and the Modified Project include 4,894 residential units, and therefore both will result in 12,405 residents; the changes proposed in the Modified Project do not result in any changes to the number of residential units or the population generated by the Approved Project. Table 5.8-8 reports the unit types, numbers of units by type, population generated by type, and the Districts onsite where units would be developed. All of the 1,269 density bonus units, which were not even generally located in the Approved Project, would be located and developed in Districts 1 South and 8 as part of the Modified Project; however, the location of the density bonus units and location of the originally approved 3,625 units proposed by the Modified Project would not affect the number of residential units or the population resulting from those units, which would remain the same as without implementation of the Modified Project.

Irvine's estimated population at General Plan buildout is 287,419, an increase of 75,044 over the 2010 Census population. Thus, estimated Approved Project- and Modified Project-generated population growth is within the forecasted City population increase based on General Plan development and population projections.

Development of both the Approved Project and the Modified Project would result in an increase of 12,405 residents on the Proposed Project Site, an increase which is contemplated by current local and regional projections. Since both the Approved Project and the Modified Project would generate 12,405 residents, which is within the forecasted City population increase, the net incremental impact on population resulting from the Modified Project would be less than significant.

No mitigation measures are proposed in this DSEIR as impacts of the Modified Project related to population would be less than significant.

5. Environmental Analysis

POPULATION AND HOUSING

Table 5.8-8
Estimated Population Generation for the Approved Project
and the Modified Project

<i>District</i>	<i>Residential Unit Types</i>	<i>Density Category (Units/Acre)</i>	<i>Number of Units</i>	<i>Estimated Persons per Household¹</i>	<i>Total Persons</i>
1 North	Single-Family Detached	Low (0-5)	203	2.94	597
	Single-Family Detached	Medium (0-10)	608	2.57	1,563
	Single-Family Attached	Medium-High (0-25)	442	2.29	1,012
	Apartments- Family (Affordable)	Medium-High (0-25)	196	2.29	449
	Apartments- Senior (Affordable)	Medium-High (0-25)	182	2.29	417
	Apartments (Affordable) ²	Medium-High (0-25)	166	2.29	380
1 South	Single-Family Detached	Medium (0-10)	154	2.57	396
	Single-Family Attached	Medium (0-10)	96	2.29	220
	Single-Family Attached	Medium-High (0-25)	179	2.29	410
4	Single-Family Detached	Low (0-5)	137	2.94	403
	Single-Family Detached	Medium (0-10)	541	2.57	1,390
	Single-Family Attached	Medium-High (0-25)	424	2.29	971
7	Single-Family Detached	Low (0-5)	255	2.94	750
	Single-Family Detached	Medium (0-10)	585	2.57	1,503
8	Single-Family Detached	Low (0-5)	213	2.94	626
	Single-Family Detached	Medium (0-10)	513	2.57	1,318
Total	Not Applicable	Not Applicable	4,894	Not Applicable	12,405

¹ Estimated based on the City's General Plan.

² This assumes that 166 affordable apartment units would be located in District 1, not in District 8 South. The population generation figures would not change if these 166 affordable units were located instead in District 8.

Housing

Both the Approved Project and the Modified Project include the development of 4,894 dwelling units, as described above in Table 5.8-8. The five Districts in which housing units would be developed are all generally in the northwestern and northern parts of the Proposed Project Site within PA 51, as shown in Figure 3-2, *Local Vicinity*, of this DSEIR. This number of housing units is within regional projections for housing growth in the City of Irvine; OCP-2010 forecasts the number of units in the City to increase by 34,324 units between 2010 and 2035. The Approved Project and Modified Project represent 14 percent of forecasted housing growth in the City and 3.8 percent in the County of Orange from 2010 to 2035. Therefore, this level of growth in housing units is already anticipated and would result in a less than significant impact on housing.

The City is in the process of identifying opportunities for housing that will meet the very low, low, and moderate income targets prescribed in its 2006–2014 RHNA. Furthermore, the City has self-imposed inclusionary housing requirements for all projects providing 50 or more residential units. As required by the City of Irvine's Housing Ordinance both the Approved Project and the Modified Project include the

5. Environmental Analysis

POPULATION AND HOUSING

development of 544 units of affordable housing, consisting of 196 units of family apartments, 182 units of senior apartments, and 166 units of other apartments. Thus, both the Approved Project and Modified Project would contribute to satisfaction of the RHNA targets for a range of affordability levels and City-established inclusionary housing requirements. Therefore, like the Approved Project, the Modified Project would result in a less than significant impact on housing.

Employment

Operational Employment

The Certified EIR analyzed the development of approximately 6,586,000 square feet of non-residential land uses, described below in Table 5.8-9, which is the same amount of non-residential land uses proposed by the Modified Project. Note that 40,000 square feet of non-residential uses included in that total were planned for a school and college/university, and were not included in the Zoning Code's maximum square footage for Planning Area 51.

Table 5.8-9
Non-Residential Land Uses Analyzed in Certified EIR

<i>Land Use</i>	<i>Square Feet</i>
Institutional (school and college/university)	1,492,594
Institutional (OCTA facility and remote airport terminal)	176,000
Institutional (other)	300,000
R&D	2,600,000
Cultural (museum/library and fairgrounds/expo)	1,176,000
Office	75,000
Commercial (retail and auto sales)	402,000
Recreational (sports park and golf course)	51,000
Cemetery (mausoleum and mortuary)	50,000
Warehouse	263,000
Total	6,585,594
Total Estimated Employment Generation	16,510

While the Modified Project would shift some of the Approved Project's non-residential development between zoning districts within the Proposed Project Site, the non-residential development remains otherwise unchanged as compared to the Approved Project. As shown on Table 5.8-10, the non-residential uses that are being relocated as part of the Modified Project would be associated with approximately 2,155 jobs. Those jobs are already included in the estimated total employment generation of 16,510 jobs analyzed in the Certified EIR and part of the Approved Project. Therefore, the Modified Project would not change the quantity of operational employment generated.

Since both the Approved Project and the Modified Project would result in the same number of jobs, the Modified Project would have no impact on employment as compared to the Approved Project.

No mitigation measures for operational employment related impacts were proposed in the Certified EIR, and none are being proposed in this DSEIR, because no mitigation measures were/are available to rectify the impact of the Approved Project.

5. Environmental Analysis

POPULATION AND HOUSING

Construction Employment

Both the Approved Project and Modified Project would involve construction of 4,894 residential units, 6,585,594 square feet of non-residential land uses, parks and open space, and construction of other improvements such as roadways and utilities. Project construction would generate a substantial number of temporary jobs. The number and scale of construction projects would vary during different phases of construction; thus, the number of construction jobs generated would likewise vary. Construction of the Approved Project or Modified Project is expected to generate a maximum of 763 construction jobs during the peak construction period, based on the CalEEMod air quality modeling data completed for the Modified Project. As with operational employment, it is expected that most construction employment would be absorbed from the regional labor force rather than attracting new workers into the region. Thus, construction employment is not expected to have a substantial impact on population growth in the City and surrounding communities, especially given the unemployment rate in Orange County.

Table 5.8-10

Estimated Employment Generated by Approved and Modified Projects' Non-Residential Land Uses

District	Land Use	Square Feet	Employees per 1,000 Square Feet¹	Total Employees
1 North	Institutional	775,000	2.0	1,550
	R & D	48,700	1.9	93
	Office	75,000	2.0	150
	Retail	150,000	2.0	300
	Public Facility (Church)	10,000	2.0	20
	Child Care	5,000	2.0	10
	Public Facility (Church) ²	15,000	2.0	30
	Child Care ²	6,000	2.0	12
	Subtotal	1,084,700	Not applicable	2,165
1 South	None	none	Not applicable	0
4	Retail	70,000	2.0	140
7	None	none	Not applicable	0
8	Public Facility (Church) ²	See footnote 2	Not applicable	See footnote 2
	Child Care ²	See footnote 2	Not applicable	See footnote 2
	Total	1,154,700	Not applicable	2,305

¹ Source: City of Irvine General Plan Land Use Element, Table A-3

² The footnoted public facility (church; 15,000 square feet) and child care (6,000 square feet) will be developed in either District 1 North or District 8. Both scenarios will be analyzed. The square footage is shown here in District 1 to avoid double-counting.

The Certified EIR concluded that the development of the originally approved 3,625 dwelling units and 6,585,594 square feet of non-residential development would not result in a significant impact with respect to short-term (i.e. construction) employment. Since both the Approved Project and Modified Project would result in substantially the same number of construction jobs, both the Modified Project and the Approved Project would have a less than significant impact related to construction employment, similar to that already addressed in the Certified EIR.

5. Environmental Analysis

POPULATION AND HOUSING

No mitigation measures are proposed in this DSEIR as impacts related to construction employment would be less than significant without mitigation.

Jobs-Housing Ratio

The Approved Project and Modified Project contain the same number of residential units and the same amount of non-residential square footage, which would produce an onsite jobs-housing ratio of 16,510/4,894, or 3.38. The Certified EIR, which analyzed the same amount of non-residential development but only 3,625 dwelling units (since it was prepared prior to the City's approval of the 1,269 state law granted density bonus units), reported a jobs-housing ratio of 16,510/3,625 or 4.55. Thus, development of the full number of residential units (4,894 units) and non-residential square footage will actually improve the onsite jobs-housing balance over the development analyzed in the Certified EIR.

Irvine is a jobs-rich environment, and the additional housing included in both the Approved Project and the Modified Project would therefore be beneficial to the community. In addition, the Approved Project and the Modified Project would have a favorable impact respecting regional goals for providing housing near jobs-rich areas because it would develop housing units on the Proposed Project Site and the housing will be located near existing employment concentrations, including Irvine Spectrum.

The Certified EIR concluded that development of the originally approved 3,625 dwelling units and 6,585,594 square feet of non-residential development would result in a significant impact because it would contribute to the then-existing jobs-housing imbalance. That imbalance would improve with implementation of either the Approved Project or the Modified Project because both now include a total of 4,894 dwelling units, but the amount of non-residential square footage remains unchanged. Thus, as compared to the development analyzed in the Certified EIR, the Approved Project and Modified Project would represent an improvement with respect to the City's jobs/housing imbalance.

However, both the Approved Project and the Modified Project will still generate 16,510 new jobs. Therefore, both the Approved Project and the Modified Project, which include 4,894 residential units, would have an on-site jobs-housing ratio of 3.37, which is substantially improved from the 4.55 ratio associated with the 3,625 units analyzed in the Certified EIR. Since the Approved Project and the Modified Project would have the same jobs-housing ratio, the Modified Project would not result in any changes as compared to the Approved Project. However, since the 3.37 jobs-housing ratio is still greater than Irvine's existing jobs-housing ratio of 2.45, the significant impact to jobs-housing balance would remain.

No mitigation measures for jobs-housing related impacts are being proposed because no mitigation measures are available to rectify the impact. As discussed above, both the Approved Project and the Modified Project, which include 4,894 residential units, would have an on-site jobs-housing balance of 3.37, which is substantially improved from the 4.55 ratio associated with the 3,625 units analyzed in the Certified EIR. Although no project-specific mitigation measures are available, jobs-housing balance issues are addressed through implementation of the City's Housing Element and compliance with regional and state goals and policies including SCAG's Regional Comprehensive Plan, State Housing Law, and SB 375. Like the Approved Project, the Modified Project would increase the cumulative total of housing units and associated population in Irvine. In doing so, the Modified Project's cumulative housing and population impact provides benefits for the regional housing goals that promote housing production in jobs-rich areas, City Housing Element goals regarding workforce housing, and state-mandated fair share housing programs.

5.8.5 Cumulative Impacts

The geographic scope of the following cumulative impact analysis is the OCCOG Subregion and the City of Irvine. OCP-2010 projects that in 2035, Irvine will have a population of 309,977; a total of 117,427 housing units and a total of 286,492 jobs. OCP-2010 incorporates the projected growth associated with the Approved Project, including the 1,296 density bonus units, as well as the cumulative projects listed in Section 4.5, *Assumptions Regarding Cumulative Impacts*, of this DSEIR. As shown above in Table 5.8-10, the development of 4,894 units as well as other cumulative development are projected to improve the jobs-housing ratio in the City of Irvine in 2035 from 2.45 to 2.44. OCP-2010 projects that Orange County in 2035 will have a population of 3,582,266; 1,174,912 housing units; and 1,799,477 jobs. Cumulative growth in Orange County will change the jobs-housing ratio from 1.44 in 2010 to 1.53 in 2035. However, this ratio is still considered balanced. For these reasons, the cumulative population and housing impact is not considered a significant cumulative impact.

5.8.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts of the project analyzed in the Certified EIR on population and housing would remain significant: 5.8-1. However, the significance of that impact is not worsened by implementation of the Modified Project.

5.8.7 Mitigation Measures

Applicable Mitigation Measures from the Certified EIR

No mitigation measures were available at the time the Certified EIR was prepared to reduce the significant impact related to operational employment and to the jobs-housing ratio.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are available.

5.8.8 Level of Significance After All Mitigation

As compared to the Certified EIR, which concluded that development of 3,625 dwelling units and 6,585,594 square feet of non-residential development would result in a significant impact with respect to jobs-housing ratio, the Modified Project, like the Approved Project, would lessen the significance of that impact because both include a total of 4,894 units. Thus, implementation of both the Approved Project (including the 1,269 density bonus units) and the Modified Project would result in an improved jobs-housing ratio as compared to that set forth for the project analyzed in the Certified EIR. There is no incremental increase in jobs-housing ratio with the Modified Project as compared to the Approved Project. However, since a jobs-housing imbalance remains under the Modified Project, the overall impact of the Modified Project remains significant and unavoidable.

5. Environmental Analysis

POPULATION AND HOUSING

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